



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**850 BELMONT Drive #535, Calgary T2X 0C6**

MLS®#: **A2181366**

Area: **Belmont**

Listing Date: **11/28/24**

List Price: **\$454,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 03-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **1 sqft**  
Lot Shape:

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Attached,Tandem**

DOM

**55**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Main	3`3" x 11`9"
Kitchen	Second	13`4" x 8`10"
Living Room	Second	13`4" x 9`11"
Bedroom - Primary	Third	11`1" x 10`10"
4pc Ensuite bath	Third	5`1" x 7`9"

Room	Level	Dimensions
Foyer	Main	6`4" x 9`4"
Dining Room	Second	9`1" x 19`8"
2pc Bathroom	Second	4`9" x 4`8"
Bedroom	Third	10`2" x 11`0"
3pc Ensuite bath	Third	4`11" x 8`8"

Legal/Tax/Financial

Condo Fee:  
**\$218**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **1810558**

Remarks

Pub Rmks: **Welcome to your dream home in the vibrant and family-friendly community of Belmont SW! This stunning 3-storey townhouse seamlessly blends style, functionality, and comfort. Boasting nearly 1,300 sqft of thoughtfully designed living space, this home is perfect for young professionals, couples, or small families seeking contemporary living in a prime location. As you enter, you'll find a spacious tandem garage, large enough to comfortably park two vehicles, with additional space for storage. This convenient feature ensures your belongings are kept safe while maximizing the living area upstairs. Step onto the second floor, where modern design and an open-concept layout welcome you. The bright and airy living room is perfect for relaxing or entertaining, with large windows flooding the space with natural light. The adjacent dining area flows effortlessly into the kitchen, which is a chef's delight. Featuring sleek cabinetry, quartz countertops, stainless steel appliances, this kitchen will quickly become the heart of your home. A cozy balcony off this level is ideal for enjoying your morning coffee or an evening unwind. The third floor is dedicated to rest and rejuvenation. Here, you'll find two generously sized bedrooms, each with its own private ensuite bathroom, offering ultimate comfort and privacy. Whether it's the luxurious primary suite with its ample closet space or the equally spacious secondary bedroom, everyone will feel at home here. Nestled in the sought-after Belmont community, this townhouse is surrounded by parks, playgrounds, and walking trails, making it an excellent choice for outdoor enthusiasts. Belmont offers the perfect balance of suburban tranquility and urban convenience, with easy access to shopping, schools, dining, and major roadways for a seamless commute to downtown Calgary or other areas of the city. Why wait? This beautiful townhouse in Belmont SW is ready to welcome you home. Don't miss the chance to make it yours!**

Inclusions: n/a  
Property Listed By: **URBAN-REALTY.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







