



THE
A-TEAM

**RE/MAX
FIRST**

550 BELMONT Street #3113, Calgary T2X 5Y9

MLS®#: **A2181691** Area: **Belmont** Listing Date: **12/02/24** List Price: **\$430,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Guest,Parking Lot,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,095**
 Low Sqft:
 Ttl Sqft: **1,095**

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**
 Heating: **Baseboard,Electric**
 Sewer:
 Ext Feat: **Courtyard,Other**

Construction: **Composite Siding,Metal Siding ,Veneer,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`9" x 8`0"	Laundry	Main	7`9" x 5`7"
Living Room	Main	19`11" x 13`8"	Bedroom - Primary	Main	12`0" x 10`4"
4pc Bathroom	Main	8`3" x 4`11"	Dining Room	Main	14`2" x 9`4"
Bedroom	Main	12`0" x 9`0"	4pc Ensuite bath	Main	8`8" x 8`2"
Walk-In Closet	Main	8`5" x 7`0"	Foyer	Main	11`2" x 4`9"

Legal/Tax/Financial

Condo Fee:
\$468

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2411131**

Remarks

Pub Rmks: **Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "L3" CORNER UNIT. You will feel right at home in this very spacious 1,095.86 RMS (Builder size 1,115 sq.ft.), 2 bed, 2 bath home with open design, knockdown finished 9' ceilings, LVP flooring throughout (no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio (upgraded with roller binds on patio doors), Fresh Air System (ERV) and air conditioning. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. Peering over the island is the spacious living and dining area, perfect for entertaining. This is a NE EXPOSURE CORNER unit with amazing natural sunlight. The primary bedroom is spacious and features a 4pc ensuite with dual sinks, an extra bank of drawers, upgraded full height tiles above the shower and lots of counter space. The walk-in closet in the primary bedroom is expansive, you'll love the amount of storage space. 1 additional bedroom and 4pc bathroom are located on the opposite side for privacy and noise reduction. Laundry & storage closet is thoughtfully planned, definitely a must see. 1 titled underground parking stall & separate leased storage locker included! Steps away from shopping, restaurants and so much more. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX, Estimated Completion date of December 18, 2024.**

Inclusions:
Property Listed By: **Smart Key, Roller Blind to Patio door
Real Broker**

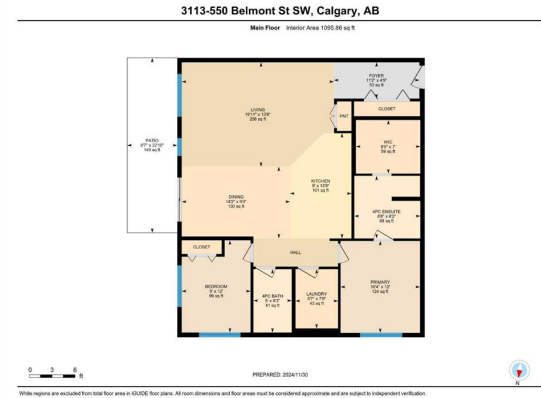
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Belmont Plaza
BY CEDARGLEN LIVING

UNIT L3
2 BEDROOMS, 2 BATHROOMS
INTERIOR: 1115 sq. ft.
PATIO OR BALCONY: 151 sq. ft.

