



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**857 BELMONT Drive #319, Calgary T2X 4P2**

MLS®#: **A2182674**

Area: **Belmont**

Listing Date: **12/07/24**

List Price: **\$535,395**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,133**

Low Sqft:

Ttl Sqft: **1,133**

DOM

**46**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Landscaped**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**

Sewer:  
Ext Feat: **Dog Run,Fire Pit,Playground,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame,Wood Siding**

Flooring: **Carpet,Ceramic Tile,Laminate**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Mud Room</b>	<b>Lower</b>	<b>5`4" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 4`11"</b>
<b>Entrance</b>	<b>Lower</b>	<b>7`3" x 4`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 4`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`3" x 8`5"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`11" x 9`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`3" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`7" x 12`1"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`1" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$203**

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

Zoning:  
**Cal Zone S**

Legal Desc: **1810558**

Remarks

Pub Rmks: **Welcome home! This is your opportunity to live at Goodwin by Anthem in the brand-new master planned community of Belmont. Your spacious open concept townhome comes complete with high end finishes, appliances and an attached double car garage. Inspired by west coast aesthetic, translated to contemporary prairie architecture the homes are bright, modern and approachable. Whether you are a family, young professional, downsizer or investor these homes bring forth value, craftsmanship and quality that you do not want to live without. Amenities include exclusive access to the Goodwin outdoor living space including picnic tables, a fire pit and dog run! Goodwin is surrounded by shopping, parks, recreation centers, schools and much more. NOTE: Unit 319 is a F Plan, 3 BR /2.5 Bath. This is a quick possession home. Photos are of display suites. The area size was calculated by applying the RMS to the blueprints provided by the builder.**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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









**F** | 3 BED | 2.5 BATH | 1,255 SF INT | 90 SF EXT | 1,345 SF TOTAL



LOWER                      MAIN                      UPPER

The floor plan shows the approximate layout and dimensions of the property. It is not intended to be used as a legal document. Please contact the listing agent for more information. © 2024 Anthem Real Estate, LLC.

