



THE
A-TEAM

**RE/MAX
FIRST**

826 BELMONT Drive, Calgary T2X 4A6

MLS®#: **A2188338**

Area: **Belmont**

Listing Date: **01/16/25**

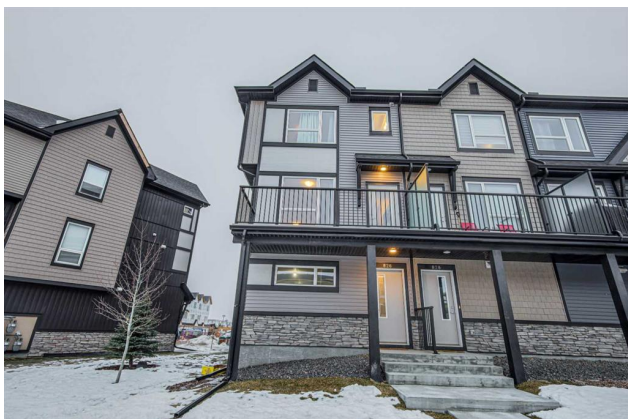
List Price: **\$509,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,529**
Low Sqft:
Ttl Sqft: **1,529**

DOM

6

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 and Half Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	15`0" x 15`0"
Kitchen	Main	42`1" x 37`2"
4pc Bathroom	Second	28`2" x 16`5"
Bedroom	Second	32`7" x 32`7"
Bedroom - Primary	Second	38`10" x 34`2"
Furnace/Utility Room	Lower	55`0" x 14`6"

Room	Level	Dimensions
Dining Room	Main	44`0" x 41`3"
Living Room	Main	50`0" x 41`10"
4pc Ensuite bath	Second	28`2" x 16`2"
Bedroom	Second	32`10" x 25`2"
Foyer	Lower	40`5" x 14`6"

Legal/Tax/Financial

Condo Fee:
\$260

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1911893**

Remarks

Pub Rmks: **Discover this beautifully designed end unit nestled in a quiet complex within the master-planned community of Belmont. Stay protected from the elements with an oversized insulated and drywalled double attached tandem garage with an accompanying driveway. Step inside to an entrance level that leads you to a main floor flooded with natural light, featuring vinyl plank flooring, a neutral color palette, and clear sightlines that promote seamless conversations. The inviting living room is framed by an oversized window showcasing breathtaking prairie sky views. Enjoy peaceful morning coffees, summer barbecues, and lazy weekends on your fantastic balcony. The dining room, adorned with designer lighting, creates a casually elegant gathering space, while the stunning kitchen inspires culinary creativity. It features quartz countertops, stainless steel appliances, two-tone cabinetry, a peninsula island with seating, gorgeous herringbone backsplash, and a spacious walk-in pantry for extra storage. A convenient powder room completes the main level. Retreat to the upper-level primary oasis, complete with a large walk-in closet and a private ensuite, creating a true owner's sanctuary. Both additional bedrooms are spacious and bright, sharing a well-appointed 4-piece bathroom. Located in this family-oriented community, you'll be surrounded by the scenic southern Alberta foothills, inclusive playgrounds, and miles of pathways. Future amenities include a City of Calgary Recreation Centre, a library, two schools, and a future LRT stop. You're just minutes away from Spruce Meadows, Sirocco Golf Club, Fish Creek Park, Sikome Lake, and the extensive amenities in nearby Silverado, Shawnessy, Walden, and Legacy. Don't miss this incredible opportunity to own in an up-and-coming neighborhood where you and your family will find unwavering support as you navigate the different stages of life in Belmont!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



