

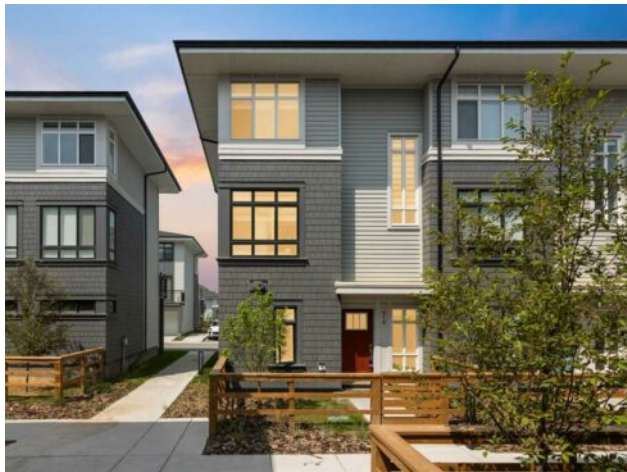


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

519, 857 Belmont Drive SW  
Calgary, Alberta

MLS # A2230335



**\$469,800**

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,334 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 203
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

END UNIT | 3-BED | 2.5 BATH | ATTACHED DOUBLE GARAGE | LOW CONDO FEES \*\*Welcome home to 519-857 Belmont Drive SW, an end unit townhome offering more natural light, fewer shared walls, and extra privacy in the growing southwest community of Belmont. Inside, you'll find a bright, modern layout with upgraded light fixtures, wide plank flooring, and 9-foot ceilings that create an open and airy feel throughout. The kitchen features quartz countertops, stainless steel appliances, a full pantry, and a large island that flows easily into the dining area, making it ideal for everyday meals and casual entertaining. Step out onto the spacious balcony with a gas line, perfect for summer grilling. Upstairs, all three bedrooms are well-proportioned, including a sunlit primary suite with a walk-in closet and private ensuite. The double attached garage adds convenience, while the end unit placement gives you added peace and quiet. Located in Goodwin by Anthem, this townhome is part of a thoughtfully designed development with future amenities like a picnic area, firepit, and dog run. Belmont is a family-friendly community with parks, playgrounds, nearby schools and future school sites, and easy access to Macleod Trail, Stoney Trail, and the upcoming Belmont Field House and Library. View the 360° tour and book your showing today before it's gone.