



GRASSROOTS
REALTY GROUP

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141, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2234502



\$419,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,443 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

Located in a prime spot within a newer community, this beautifully maintained townhouse offers a perfect blend of comfort, style, and convenience. Just minutes from all the amenities of 162nd Avenue SW, you'll enjoy easy access to movie theatres, grocery stores, restaurants, banks, the CTrain, and the natural beauty of Fish Creek Park. The area is also well-served by nearby schools, walking paths, and plenty of parking, with quick routes to South Health Campus, Stoney Trail, and Deerfoot Trail, making commuting across the city effortless. This thoughtfully designed home features a single attached garage that opens into a versatile flex space, ideal for a home office, gym, or additional living area. The main level boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is both stylish and functional with quartz countertops, stainless steel appliances, an L-shaped island with eating bar, a pantry closet, and a window over the sink for added natural light. Durable vinyl plank flooring flows throughout the main floor, while the carpeted stairs provide added comfort. A convenient half bath completes this level. The living room opens to a spacious balcony overlooking the courtyard and includes a gas line for your BBQ. Upstairs, you'll find two large master bedrooms, each complete with its own ensuite. One features a custom tile shower and quartz counters, while the other offers a full four-piece bathroom. The laundry is also conveniently located on the upper floor. Set in a well-managed complex with low condo fees and excellent internal access, this move-in ready home combines modern finishes with thoughtful design and functionality. It's a must-see property that truly stands out.

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