



GRASSROOTS
REALTY GROUP

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702, 400 Belmont Street SW
Calgary, Alberta

MLS # A2239832



\$499,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,572 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Metal Siding , Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: All TV Mounts, Hot tub in Garage,

**** Please click on "Videos" for 3D tour **** You will not find a townhouse in better condition - this one is BETTER than brand new! This immaculate home features: almost 1600 sq ft of living space, 3 good sized bedrooms, 2.5 bathrooms, large deck with storage closet and 2 gas lines, quartz countertops, luxury vinyl planking, 9 foot ceilings throughout, under-mount lighting, oversized patio door, upper laundry, insulated/drywalled/painted oversized single garage with epoxy flooring/racking/car charging rough-in and much more! Location is outstanding - all schools close by, bus/LRT within minutes and very easy access to all major routes - MacLeod Trail/Stoney Trail/Deerfoot Trail. TOTAL PRIDE IN OWNERSHIP AND MOVE IN READY!