



GRASSROOTS
REALTY GROUP

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**3204, 550 Belmont Street SW
Calgary, Alberta**

MLS # A2252447



\$409,900

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,093 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parking Lot, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Veneer, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters		

Inclusions:	N/A
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Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW CORNER UNIT, "L4" floor plan with high-spec features. You will feel right at home in this well thought-out 1092.8 RMS sq.ft. (1165 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring through-out (upgraded, no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, A/C Rough in, and Fresh Air System (ERV). The kitchen is spectacular with full height TWO TONE cabinets, extended island upgrade, quartz counters, undermount sink, S/S appliances and pantry. The extended island is stunning and transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and 4 pc ensuite with extra bank of drawers & full height tile upgrade. 1 additional bedroom located across the unit for noise reduction/privacy and 4pc bathroom (also with upgraded full height tile) located nearby. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: upgraded lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. Steps away from shopping, restaurants and so much more. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX.