



**GRASSROOTS**  
REALTY GROUP

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12, 200 Belmont Street SW  
Calgary, Alberta

MLS # A2256664



**\$464,900**

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,233 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	None
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this beautifully crafted, brand-new residence featuring 2 spacious bedrooms and 2.5 modern bathrooms. As you ascend the stairs, you're greeted by a gorgeous open-concept kitchen that flows seamlessly into a dedicated dining area and a generous living space, perfect for entertaining or relaxing. Step out onto the front balcony and enjoy fresh air and neighborhood views. At the back, the home offers a serene view of a picturesque pond with a scenic walkway, creating a peaceful retreat right in your backyard. Located in a highly sought-after community, this property is surrounded by top-tier amenities, making it ideal for comfortable and convenient living. Weather you are first time buyer , downsizing , Space or investing, this property checks all the boxes.