



**GRASSROOTS**  
REALTY GROUP

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**1005, 400 Belmont Street SW  
Calgary, Alberta**

**MLS # A2261909**



**\$480,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** NONE

WONDERFUL BELMONT BEAUTY. BELMONT IS ONE OF THE NEW EXCITING, THRIVING SOUTH WEST COMMUNITIES. VERY SPACIOUS OPEN PLAN WITH GRANITE COUNTERS THROUGHOUT. THE KITCHEN FEATURES SOFT CLOSE DOORS. LOTS OF CUPBOARDS & COUNTER SPACE. COZY BREAKFAST BAR. DOUBLE STAINLESS STEEL SINK. KITCHEN OPENS TO DINING ROOM STRATEGICALLY LOCATED BETWEEN KITCHEN AND LIVING ROOM. THE LIVING ROOM FEATURES PATIO DOORS TO A SOUTH FACING DECK ALUMINIUM RAILING AND A STORAGE DECK. JUST AT THE LIVING IS A DEN/FLEX ROOM. THE TOP FLOOR FEATURES MASTER/PRIMARY BEDROOM WITH A WALK IN CLOSET AND 4 PCE PRIVATE ENSUITE WITH ONE PIECE TUB SURROUND COMBINATION. MAIN 4 PCE BATH UP IS SIMILAR. ONE OTHER BEDROOM UP IS AT OPPOSITE END OF THE TOP FLOOR FOR MAXIMUM PRIVACY. UP ALSO FEATURES STACKING WASHER DRYER. SPACIOUS DOUBLE TANDEM GARAGE. GREAT LOCATION WITH EASY ACCESS TO MACLEOD & STONEY TRAILS. APPROXIMATELY 15 MINUTES TO SOUTH CENTRE MALL.