



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**528, 857 BELMONT Drive SW**  
**Calgary, Alberta**

**MLS # A2274034**



**\$440,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 219
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This beautiful 2-bedroom, 2.5-bath townhouse in the desirable community of Belmont offers comfort, style, and convenience. The main floor features an open-concept layout with elegant luxury vinyl plank flooring and large windows that fill the space with natural light. The modern kitchen is perfect for cooking enthusiasts, showcasing stainless steel appliances, stunning cabinetry, a tiled backsplash, quartz countertops, and a spacious central island. A stylish 2-piece bathroom with a contemporary vanity and a generous balcony equipped with a BBQ gas line complete the main level. The upper floor includes two well-sized bedrooms. The primary suite offers large windows, a walk-in closet, and a private 3-piece ensuite. This level also includes a convenient laundry room and a full 4-piece bathroom. On the ground level, you'll find a beautifully landscaped and fenced front yard, a spacious main entry area, and a double attached garage with a man door for added accessibility. This property offers excellent rental appeal, especially for tenants who value easy access to parks, green spaces, and nearby bike paths—an ideal setup for those seeking an active lifestyle in a rapidly developing community.