



GRASSROOTS
REALTY GROUP

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207, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2278450



\$399,999

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,268 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 217
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

WOW!! Modern and overlooking the courtyard, this nearly new, DUAL PRIMARY townhome is located in the exciting and growing community of Belmont. Just minutes from Spruce Meadows and with quick access to Macleod Trail and Stoney Trail, this clean and excellently maintained home offers exceptional convenience to a wide range of amenities. The main level is an open floorplan featuring luxury vinyl plank flooring and a bright kitchen that is both functional and stylish. Quartz countertops with an extended island, full subway tile backsplash, stainless steel appliances, white panel cabinetry, contemporary pendant lighting, and a pantry for extra storage. The dining area easily accommodates a full-size table, making it great for entertaining. Completing this level is a spacious living room with an oversized window overlooking the courtyard and access to a great deck to enjoy the beautiful evenings. Upstairs, you'll find two spacious primary bedrooms, each with its own full wall closets and four-piece ensuites that feature quartz countertops, undermount sinks, and trendy marble-style tile. A conveniently located upper-floor laundry sits between the bedrooms for everyday ease. This interior unit features a double attached tandem garage plus parking pad outside giving a total of 3 parking stalls. It's also just steps away from visitor parking, making it easy for guests to visit. Steps from green space and pathways, and with a future City of Calgary recreation centre, the creative Mounds Playground, and an excellent trail system nearby, this community offers a perfect blend of nature and urban convenience. Enjoy the natural surroundings—Belmont is a young and vibrant community, a great place to call home!