



**518, 850 Belmont Drive SW  
Calgary, Alberta**

**MLS # A2282618**



**\$399,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 225

**LLD:** -

**Zoning:** M-G

**Utilities:** -

**Inclusions:** None

Welcome to #518, 850 Belmont Drive SW—a modern three-storey townhome offering smart design, quality finishes, and immediate possession in the growing community of Belmont. Built in 2023, this well-planned home provides 1,200 sq. ft. of above-grade living space plus a fully finished walk-out basement with a large flex room—ideal for a home office, gym, or media area. The open-concept main floor is finished with durable vinyl plank flooring and features a contemporary kitchen with stone countertops, stainless steel appliances, and a breakfast bar, flowing seamlessly into the living and dining areas. A convenient 2-piece powder room completes this level. Upstairs, both bedrooms include private ensuite bathrooms, offering excellent separation and functionality, while upper-level laundry adds everyday convenience. Enjoy east-facing morning light from the private balcony, complete with a gas line for your BBQ. Practicality continues with a single attached garage plus driveway parking for two vehicles. Set within a professionally managed condo, this low-maintenance home is close to schools, shopping, sidewalks, and future amenities, with quick access to major routes and South Calgary destinations. An excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey property in a rapidly growing neighbourhood.