



GRASSROOTS
REALTY GROUP

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

518, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2282618



\$399,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Stone Counters		

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.