



**24, 200 Belmont Street SW
Calgary, Alberta**

MLS # A2283079



\$404,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,233 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to this brand-new 3-storey townhome for sale in Belmont, Calgary, offering 1,200+ sq. ft. of modern living space with 2 bedrooms, 2.5 bathrooms, and a double tandem attached garage. This well-designed Belmont townhome is ideal for buyers seeking new construction in southwest Calgary. The open-concept main floor is bright and functional, featuring large windows, a spacious living area, and a modern kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, and a dedicated dining space—perfect for everyday living and entertaining. A private balcony extends the living area and provides outdoor space ideal for morning coffee or evening relaxation. The upper level includes two generously sized bedrooms, each with its own ensuite bathroom, along with upper-floor laundry for added convenience. The entry level provides access to the tandem double attached garage, offering ample parking and additional storage. Located in Belmont, one of Calgary's fastest-growing communities, this townhouse for sale in southwest Calgary is surrounded by parks, playgrounds, and scenic pond pathways. The property is steps from a future commercial plaza with planned amenities including Tim Hortons, daycare, and gas station, as well as public transit directly in front of the complex. Enjoy quick access to Stoney Trail, Macleod Trail, and the future Green Line LRT extension, making this an excellent location for commuters. Pet-friendly and rental-friendly, this Belmont Calgary townhome presents a strong opportunity for first-time home buyers, investors, or those looking for low maintenance living in a high-growth Calgary neighbourhood. Pet-friendly and rental-friendly, this Belmont Calgary townhome presents a strong opportunity for first-time home buyers, investors, or those looking for low-maintenance

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