

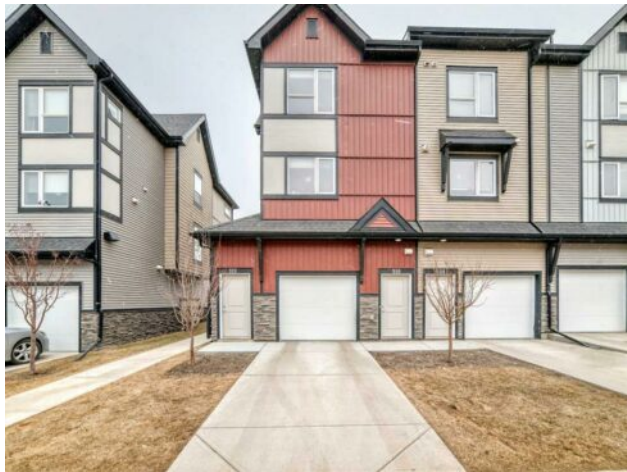


GRASSROOTS
REALTY GROUP

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510, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2286696



\$460,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,512 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to elevated townhome living in Belmont. This beautifully upgraded 3-bedroom, 2.5-bath home offers 1511.8 sq. ft. of thoughtfully designed space with 9' ceilings on the main level and 8' ceilings upstairs, creating a bright, airy feel throughout. The main floor features an open-concept layout ideal for everyday living and entertaining. At the heart of the home is a chef-inspired U-shaped kitchen with exceptional counter space and storage, highlighted by a striking waterfall-edge island, upgraded sink, and under-cabinet lighting for added style and function. A dedicated breakfast bar adds flexibility for casual meals and hosting. The spacious great room flows seamlessly into the dining area, while roller shades and upgraded window coverings (including the balcony door) provide a polished, modern finish. Step out to the upper-level balcony, perfect for morning coffee or winding down in the evening. Upstairs, the primary suite offers a well-appointed ensuite. Two additional bedrooms provide excellent flexibility for family, guests, or a home office, and the upper-floor laundry completes the level. Additional upgrades include a bold black lighting package, elevated hardware and fixtures, and cohesive designer finishes throughout. A standout feature is the oversized tandem attached garage (11.3' x 38.1')—ideal for parking, storage, a workshop, or hobby space. Enjoy a convenient location close to parks, pathways, shopping, dining, and major routes—plus walking distance to the new City Field House currently being built in Belmont. Move-in ready and loaded with upgrades—this is a standout opportunity for modern, low-maintenance living.