



219, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2291963



\$389,900

Division:	Belmont		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,278 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Please view 3D virtual tourWelcome to beautifully maintained and modern townhome located in the vibrant and growing community of Belmont in Southwest Calgary. Perfectly positioned overlooking the peaceful courtyard, this nearly new home offers a highly desirable dual-primary bedroom layout, making it ideal for first-time buyers, young professionals, roommates, or investors. Step inside to discover a bright and inviting open-concept main floor featuring elegant hardwood flooring throughout, adding warmth, durability, and a timeless look rarely found in townhomes, 9' ceiling height. Large windows fill the living space with natural light, creating an airy and welcoming atmosphere. The contemporary kitchen is thoughtfully designed with quartz countertops, an extended island with seating, full subway tile backsplash, stainless steel appliances, sleek white cabinetry, modern pendant lighting, and a convenient pantry for extra storage. The spacious dining area easily accommodates a full-size dining table, making it perfect for entertaining family and friends. The living room overlooks the beautifully landscaped courtyard and offers access to a private balcony, the perfect place to enjoy morning coffee or relax on warm summer evenings. Upstairs you'll find two spacious primary bedrooms, each featuring generous closets and private four-piece ensuites with quartz countertops, undermount sinks, and stylish tile finishes. A convenient upper-floor laundry area is located between the bedrooms for everyday ease. Parking is exceptional with a double attached tandem garage plus an exterior parking pad, providing a rare total of three parking spaces. The home is also located just steps from visitor parking, making it convenient for guests. Belmont is one of South Calgary's fastest-growing communities, offering access to scenic walking paths, green spaces,

playgrounds, and a planned City of Calgary recreation centre. Residents enjoy close proximity to Spruce Meadows, shopping, restaurants, schools, and quick access to Macleod Trail and Stoney Trail, making commuting and daily errands simple. This modern, low-maintenance home with hardwood flooring throughout offers outstanding value and lifestyle in a thriving Southwest Calgary neighbourhood. Book your private showing today.