



**4318, 550 Belmont Street SW
Calgary, Alberta**

MLS # A2292480



\$322,000

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	730 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Veneer, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: Blinds in bedroom

Welcome to modern living in the growing community of Belmont! This beautifully designed 2-bedroom, 2-bathroom condo, Cedarglen built in 2024, offers a bright, functional layout with 9' ceilings and a clean Scandinavian-inspired palette in a stylish low-rise building. Step inside to discover durable LVP flooring throughout and a thoughtfully designed kitchen featuring quartz countertops, sleek cabinetry, a stainless steel undermount sink with pull-down faucet, stainless steel appliances, and a spacious island with breakfast bar seating that's perfect for casual dining, meal prep, or entertaining. The kitchen opens to an inviting dining and living area, where large Low-E triple-glazed windows bring in plenty of natural light while enhancing energy efficiency. Sliding doors lead from the living room to your private balcony with clear glass railings, an unrestricted view and a BBQ gas line—an ideal spot to relax and enjoy fresh air year-round. The well-planned layout offers two spacious bedrooms and two full bathrooms. The primary bedroom features its own 4-piece ensuite, while the second bedroom sits conveniently next to another 4-piece bathroom complete with a soaker bathtub. An in-suite laundry room adds everyday convenience. Additional highlights include titled underground parking, assigned storage, sound-reducing membrane beneath LVP and LVT surfaces, a fresh air system for enhanced comfort, and elevator access. This pet-friendly and rental-friendly building offers flexibility for homeowners and investors alike. Located in the vibrant and rapidly developing Belmont community, this home is close to parks, amenities, and everyday conveniences, with exciting upcoming developments including a public library, YMCA, shopping plaza, and the proposed 210 Avenue SW LRT station on the Red Line—approximately a 5-minute drive

away (buyer to verify all future development plans). These planned amenities are expected to further enhance the long-term property value and help build equity. Whether you're a first-time buyer, downsizer, or investor, this move-in ready condo is a fantastic opportunity in a growing area. Book your private showing today and experience everything Belmont living has to offer!