



**4204, 550 Belmont Street SW
Calgary, Alberta**

MLS # A2292490



\$389,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,093 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Flat, Membrane | Condo Fee: | \$ 466 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Veneer, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: n/a

Stylish Corner Unit with Expansive Balcony and Premium Upgrades (L4 Floorplan). Welcome to this spacious 1,092 sq ft corner unit, offering a bright and modern layout with 2 bedrooms and 2 full bathrooms. With 9-foot ceilings and large windows throughout, the home feels open, airy, and filled with natural light—especially in the west-facing bedrooms, perfect for enjoying warm afternoon sun. The gourmet kitchen upgrade is a standout feature, showcasing an extended granite island, elegant two-tone cabinetry, chimney-style hood fan, stainless steel appliances, and a built-in microwave. This well-designed space is ideal for both everyday cooking and entertaining guests. Durable luxury vinyl tile flooring with sound-reducing membrane adds both comfort and style to the living areas. The primary bedroom offers a functional retreat with a large walk-in closet and a private ensuite bathroom. Additional highlights include air conditioning, electric baseboard heating, triple-pane windows for energy efficiency, and a large in-suite storage room with stacked washer and dryer. Step outside onto the impressive 23-foot balcony, complete with a BBQ gas outlet, providing the perfect space for outdoor dining and relaxing. The home also comes with a titled underground parking stall, adding convenience and security year-round. A rare combination of space, upgrades, and a prime corner layout, this home is perfect for comfortable modern living. Close to shopping, and all amenities! PET FRIENDLY COMPLEX.