



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

MLS # A2292490



\$389,900

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.