



**816 Belmont Drive SW**  
**Calgary, Alberta**

**MLS # A2292738**



**\$409,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 222
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully townhome tucked into a quiet complex in the sought after, master planned community of Belmont. Offering extra privacy and abundant natural light, this home perfectly blends modern style with everyday comfort. Stay protected year round with an oversized, insulated and drywalled double attached tandem garage, complete with a convenient driveway for additional parking. Inside, the welcoming entry leads to a bright and airy main level filled with natural light. Vinyl plank flooring, a neutral designer palette, and an open layout create a warm and inviting atmosphere ideal for both relaxing and entertaining. The spacious living room is highlighted by an oversized window that frames stunning prairie sky views. Just off the living area, step onto your private balcony perfect for morning coffee, summer barbecues, or unwinding on a quiet evening. The elegant dining area, illuminated by stylish designer lighting, flows effortlessly into the show stopping kitchen. Here you’ll find quartz countertops, stainless steel appliances, beautiful two tone cabinetry, a peninsula island with seating, a striking herringbone backsplash, and a generous walk in pantry offering excellent storage. A convenient powder room completes the main level. Upstairs, retreat to your two private primary suite, featuring a spacious walk in closet and a well appointed ensuite designed for relaxation. Making this layout ideal for families, guests, or a home office. Located in a family friendly community surrounded by the natural beauty of southern Alberta’s foothills, Belmont offers inclusive playgrounds, scenic green spaces, and miles of walking pathways. Exciting future amenities include a City of Calgary Recreation Centre, a public library, two schools, and a future LRT station for easy commuting. You’ll also enjoy being just minutes from Spruce Meadows, Sirocco Golf

Club, Fish Creek Park, Sikome Lake, and the extensive shopping, dining, and services in nearby Silverado, Shawnessy, Walden, and Legacy. Don't miss your chance to own in one of Calgary's most exciting and growing communities where comfort, convenience, and community come together to create the perfect place to call home.