



**2108, 550 Belmont Street  
Calgary, Alberta**

**MLS # A2294475**



**\$308,800**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 318
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** N/A

IN BELMONT PLAZA!! 2 BEDROOMS!! 2 BATHROOMS!! TITLED PARKING!! 720+ SQFT OF LIVING SPACE!! AIRBNB/SHORT-TERM RENTALS ALLOWED WITH CONDO BOARD APPROVAL AND ANNUAL FEES!! Welcome to this well-designed unit featuring LVP flooring throughout and a bright, functional layout WITH 9' CEILINGS AND STIPPLE CEILINGS THROUGHOUT. The kitchen offers modern finishes, an island, QUARTZ COUNTERTOPS, A STAINLESS STEEL UNDERMOUNT SINK WITH PULL-DOWN FAUCET, and in-unit laundry, flowing seamlessly into the dining area and living space. Sliding doors from the living room provide direct access to the private balcony, perfect for relaxing, FEATURING CLEAR GLASS RAILINGS TO THE PATIO, BBQ GAS LINE AND LOW-E TRIPLE GLAZED WINDOWS FOR ADDED EFFICIENCY. This unit features two spacious bedrooms and two full bathrooms. The primary bedroom includes a 3PC ensuite with upgraded standing shower, while the second bedroom is conveniently located next to a 4PC bathroom with OVERSIZED BATHTUB. Additional highlights include STYLISH INTERIOR DOOR LEVERS, a titled underground parking stall, in-suite laundry room, SOUND REDUCING MEMBRANE BELOW LVP AND LVT SURFACES TO REDUCE NOISE, PLUS A SOUND ATTENUATION MAT INSTALLED TO REDUCE SOUND TRANSMISSION, and A FRESH AIR SYSTEM for enhanced comfort. PET-FRIENDLY AND RENTAL-FRIENDLY BUILDING located in the desirable community of Belmont, close to parks, amenities, and everyday conveniences.