



**12, 200 Belmont Street SW  
Calgary, Alberta**

**MLS # A2299101**



**\$399,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 204
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	None
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully crafted, brand-new 3 story residence featuring 2 spacious bedrooms and 2.5 bathrooms, and a double tandem garage. As you ascend the stairs, you're greeted by a gorgeous open-concept kitchen with stainless steel appliances, quartz countertops and full height cabinetry that flows seamlessly into a dedicated dining area and a generous living space, perfect for everyday entertaining or relaxing. Step out onto the front balcony and enjoy fresh air and neighborhood views. At the back, the home offers a serene view of a picturesque pond with a scenic walkway, creating a peaceful retreat right in your backyard. Located in a highly sought-after community, this property is surrounded by top-tier amenities, making it ideal for comfortable and convenient living. Whether you are first time buyer, downsizing, investing or renting this property, It checks all the boxes.