



**4306, 550 Belmont Street SW  
Calgary, Alberta**

**MLS # A2301264**



**\$349,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 370
<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, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Experience elevated living in this stunning 2-bedroom, 2-bathroom apartment, where modern design meets everyday comfort. Perfectly positioned with south facing exposure, this home is filled with natural light, creating a warm and inviting ambiance throughout. The heart of the home is a beautifully designed open-concept kitchen featuring sleek quartz countertops, premium stainless steel appliances, and an expansive island with an integrated sink, ideal for entertaining, casual dining, or gathering with family and friends. Designer pendant lighting and clean, contemporary cabinetry add a refined touch to the space. The spacious primary bedroom offers a peaceful retreat with plush carpeting, generous windows, and direct access to a private ensuite. A well appointed second bedroom provides flexibility for guests, a home office, or growing families. Enjoy the convenience of a walk-in closet and an oversized laundry room with ample additional storage, perfect for keeping everything organized and out of sight. Additional features include secure underground parking, modern finishes throughout, and a thoughtfully designed layout that maximizes both style and functionality. Located in the vibrant and rapidly expanding community of Belmont, this home offers a walkable lifestyle surrounded by parks, playgrounds, and beautiful green spaces just steps from your door. Enjoy the convenience of nearby shops, restaurants, and everyday essentials, with even more on the horizon.