



**1111, 550 Belmont Street SW  
Calgary, Alberta**

**MLS # A2117371**



**\$314,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Electric

**Floors:** Carpet, Vinyl

**Roof:** Flat, Membrane

**Basement:** -

**Exterior:** Composite Siding, Metal Siding , Veneer, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Open Floorplan, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 255

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "B" unit with high-spec features and customizable. You will feel right at home in this well thought-out 579.46 RMS sq.ft. (631 sq.ft. builder size) 1 bed, 1 bath home with open plan, 9' ceilings, LVP & LVT flooring, carpet to bedrooms, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in dining area, which transitions into the spacious living area, perfect for entertaining. The spacious bedroom has a large bright window (triple pane windows) and sizeable walk-in closet. Nearby is the spacious laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, white roller blind package (except patio doors), designer lighting packages available, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies, 1 titled above ground parking stall included and limited storage cages available for purchase. This beautiful complex will be fully landscaped, includes a community garden with walking paths and seating areas nearby. Steps away from shopping, restaurants and so much more. PET & RENTAL FRIENDLY COMPLEX, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. Estimated Completion date for this unit is April 2025 &ndash; April 2026. Other units available!