



**2113, 550 Belmont Street SW
Calgary, Alberta**

MLS # A2139340



\$464,000

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,190 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2
Garage:	Guest, Parking Lot, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

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: \$ 510

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 "S1" floor plan with high-spec features. You will feel right at home in this well thought-out 1,190 RMS sq.ft. (1,262 sq.ft. builder size) 3 bed, 2 bath home with open plan, 9' ceilings, LVP 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, S/S appliances and large corner pantry. The island is very extensive which transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and wow, the ensuite comes with dual sinks, quartz counters and stand up shower. 2 additional bedrooms and 4pc bathroom are located on the opposite side for privacy and noise reduction. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. 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. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. PHOTOS

ARE NOT OF THE UNIT UNDER CONSTRUCTION. Estimated Completion range is March 1, 2025 – August 31, 2025.