



**GRASSROOTS**  
REALTY GROUP

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**405, 850 Belmont Drive SW  
Calgary, Alberta**

**MLS # A2200203**



**\$461,069**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** N/A

Step into modern elegance with this stunning 2-bedroom, 2.5-bathroom townhome, perfectly blending style, convenience, and comfort. From the moment you arrive, you'll appreciate the thoughtful design and high-end upgrades that set this home apart. Inside, the open-concept layout is complemented by soaring 9' ceilings, creating a spacious and airy feel. The kitchen is a true showpiece, featuring sleek quartz countertops, premium "cabinets that extend to the ceiling, and a high-end stainless steel appliance package, including an upgraded refrigerator and electric range. Whether you're preparing a gourmet meal or enjoying a morning coffee, this space is designed to impress. The adjoining dining and living areas provide the perfect setting for entertaining or simply unwinding after a long day. Upstairs, you'll find two luxurious primary bedrooms, each offering a spacious retreat with large windows, dual closets, and private ensuites. Both ensuites are beautifully designed, featuring modern quartz countertops, elegant vanities, and sleek shower enclosures—creating spa-like spaces for relaxation. Whether you're hosting guests, sharing with a roommate, or simply looking for a flexible layout, this dual-primary design is complimented by a conveniently placed laundry room providing ultimate comfort. With an additional half-bath on the main level adding to the true functionality of this home. This home also features a tandem garage, providing ample parking and storage—a rare and practical bonus in townhome living. Beyond the home itself, the location is unbeatable. Nestled in a vibrant community, you're just minutes from the shopping and dining options of Shawnessy and Walden, with easy access to major routes like Macleod Trail and Stoney Trail. Outdoor enthusiasts will love the nearby parks, playgrounds, and pathways, with Fish

Creek Park just a short distance away, offering endless opportunities for recreation. Spruce Meadows is also close by, perfect for equestrian enthusiasts or those who enjoy world-class events. With a designer lighting package, modern finishes, and countless upgrades throughout, this townhome is truly move-in ready. Whether you're a first-time buyer, a young professional, or looking to downsize without compromising on quality, this home offers the perfect balance of luxury and convenience. Don't miss your opportunity to make it yours!