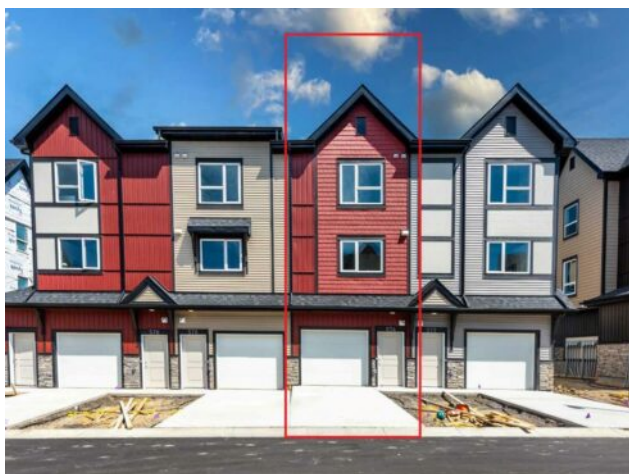


574, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2238936



\$439,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,282 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

Welcome to this stunning brand-new townhouse in Belmont, waiting for its first occupants! This gorgeous 1,282 sq ft home boasts two spacious bedrooms, 2.5 bathrooms, a double attached garage, and massive balcony perfect for soaking up the sunshine. As you step inside, you'll notice the convenient entrance from both the front and the garage. A staircase leads you to the upper floor, where you'll find a bright and airy living area. The kitchen and dining space flow seamlessly together in an open floor plan, complete with a pantry, stainless steel appliances and a window that brings in natural light. A half bathroom completes this level. Upstairs, you'll discover two generously sized bedrooms, each with its own vast closet, huge windows, and a private ensuite washroom. For added convenience, a laundry area is also located on this floor. Located in Belmont, this townhouse offers the perfect blend of comfort, style, and community.