

141, 850 Belmont Drive SW  
Calgary, Alberta

MLS # A2216421



\$444,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,443 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 218

LLD: -

Zoning: M-G

Utilities: -

Inclusions: none

OPEN HOUSE Saturday, May 17 from 1-4PM\*\*\*Situating in a prime location within a newer community, this beautifully maintained townhouse offers convenient access to all the amenities of 162nd Avenue SW. Enjoy being just minutes away from movie theatres, grocery stores, restaurants, banks, the CTrain, and Fish Creek Park. The area also offers nearby schools, walking paths, and ample parking, along with quick connections to South Health Campus, Stoney Trail, and Deerfoot Trail, making travel throughout the city effortless. The home features a single attached garage that leads into a versatile rec room or flex space&mdash;perfect for a home gym, office, or additional living area. On the main floor, you'll find an open-concept design that connects the kitchen, dining, and living areas. The kitchen is thoughtfully designed with a window above the sink, an L-shaped island with eating bar, quartz countertops, stainless steel appliances, a pantry closet, and plenty of cabinetry. The main floor is finished with durable vinyl plank flooring, while the stairs are carpeted for added comfort. A convenient half bathroom completes this level. The living room opens to a spacious balcony with a gas hookup, and overlooks the courtyard. Upstairs, the home offers two generous master bedrooms, each with its own ensuite bathroom&mdash;one featuring a custom tile shower and quartz countertops, the other a full four-piece bath. Laundry is also conveniently located on the upper floor. Set in a well-maintained complex with low condo fees and easy access within the development, this home combines modern finishes with exceptional functionality and is truly move-in ready. It's a must-see property that shows beautifully.