

233, 857 Belmont Drive SW
Calgary, Alberta

MLS # A2248672

\$455,000



Division:	Belmont		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,294 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 219
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CAL ZONE S
Foundation:	None	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions:	NA
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This is your opportunity to live at Goodwin by Anthem in the brand-new master planned community of Belmont. 2 bed and 2.5 baths .Your spacious open concept townhome comes complete with high end finishes, appliances and an attached double car garage. Inspired by west coast aesthetic, translated to contemporary prairie architecture the homes are bright, modern and approachable. Whether you are a family, young professional, downsizer or investor these homes bring forth value, craftsmanship and quality that you do not want to live without. Amenities include exclusive access to the Goodwin outdoor living space including picnic tables, Goodwin is surrounded by shopping, parks, recreation centers, schools and much more. This is a quick possession home. The area size was calculated by applying the RMS to the blueprints provided by the builder. Belmont Calgary is considered a good place to live due to its thoughtful community design and strategic location. There was \$10,000 of upgrades It offers exceptional commuter access to major arteries like Macleod Trail and the Stoney Trail Ring Road, making it convenient for residents to travel to downtown Calgary and other areas. Residents enjoy recreational opportunities with nearby parks, such as Fish Creek Provincial Park, and facilities like the Spruce Meadows equestrian center Overall, Belmont combines a balance of residential charm and urban conveniences, making it appealing for families and discerning homeowners.