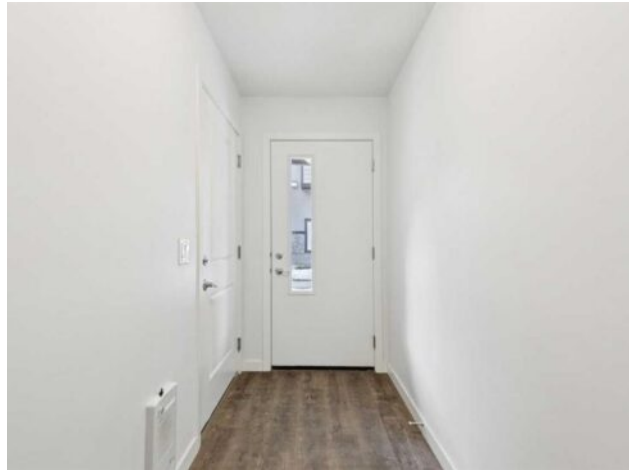




403, 850 Belmont Drive SW  
Calgary, Alberta

MLS # A2295246



**\$494,999**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 269
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Enjoy modern living in this elegant 2-storey townhome with double car garage, featuring breathtaking views of Belmont. This beautifully designed home offers a large contemporary kitchen complete with custom walnut cabinetry, quartz countertops, and stainless steel appliances—perfect for both everyday living and entertaining. Conveniently located just: 6 minutes from the train station 1 minute from the brand new Belmont Library & Fieldhouse 5 minutes from nearby shops and convenience stores 1 minute from a playground This home combines style, comfort, and an unbeatable location—ideal for families and professionals alike.