



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4308, 550 Belmont Street SW
Calgary, Alberta

MLS # A2298341



\$285,000

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	721 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to Belmont, Calgary's fast-growing, master-planned community designed for modern living with easy connectivity and future growth. Enjoy parks, playgrounds, a growing network of pathways, with quick access to Macleod Trail and Stoney Trail for easy commuting. Belmont is rapidly evolving with major amenities underway, including a major fieldhouse, public library, and a large retail hub. Inside you will find modern finishes, including a large quartz island in the kitchen and LVP flooring throughout the entire unit. The large south facing windows bring in plenty of light. The living room features a beautiful electric fireplace with mantle. The primary bedroom is spacious with a large closet and a 4pce ensuite bathroom with upgraded cabinetry. There is a second bathroom a second full washroom and a convenient in-suite laundry room. This unit comes complete with an underground titled parking space. This condo is pet-friendly and airbnb friendly with board approval. Belmont is planned to become a true lifestyle destination with a future recreation center, schools and a proposed LRT station, positioning it as one of the most complete and convenient communities in Calgary's south.