



**871 Belmont Drive SW
Calgary, Alberta**

MLS # A2306048



\$399,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,351 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 203
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Tire storage rack in garage, Storage shelves in garage, Window Coverings, Updated lighting fixture in kitchen, Filter for drinking water in the kitchen

*** OPEN HOUSE Saturday May 2nd 1:00-4:00 PM *** Step into this impeccably maintained, like-new 2-bedroom, 2-bathroom townhouse condo offering the perfect blend of comfort, style, & convenience. The bright, open-concept main floor seamlessly connects the living, dining, & kitchen areas—ideal for both everyday living and entertaining—while large windows flood the space with natural light. Enjoy summer evenings on your private balcony, perfect for BBQs, and take advantage of the attached tandem garage complete with included tire storage racks & shelving for added functionality. Upstairs the spacious primary suite is a true retreat, featuring his-and-hers closets and a 4-piece ensuite with dual sinks. A large second bedroom, spacious 4-piece bathroom, & stacked laundry complete the upper level. Located in a prime spot within the complex, this home offers easy access to ample street parking right outside your front door. Plus, you’re just one block away from a brand-new shopping centre currently under development—adding even more value and convenience to this already fantastic location. Bring your furry family member, and enjoy the dog park together. A sparkling clean, move-in-ready home that checks all the boxes—don’t miss it!