



GRASSROOTS
REALTY GROUP

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4315, 550 Belmont Street SW
Calgary, Alberta

MLS # A2312580



\$399,900

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,090 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Veneer, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Welcome to modern living in the vibrant and growing community of Belmont! This stylish SE corner unit featuring the sought-after L4 floorplan offers premium upgrades, a bright open layout, and a huge south-facing balcony designed to maximize natural light. Offering 1,089.8 sq. ft. of thoughtfully designed living space, this home features 2 bedrooms and 2 full bathrooms with a functional layout perfect for comfortable everyday living. Enjoy 9-foot ceilings, large windows throughout, and luxury vinyl plank flooring throughout (no carpet). Additional features include Low-E triple-glazed windows, electric baseboard heating, A/C rough-in, Fresh Air System (ERV), and a BBQ gas line on the balcony. The upgraded gourmet kitchen is designed to impress, featuring two-tone cabinetry, a stunning extended island measuring over 14 feet, chimney-style hood fan, stainless steel appliances, and a built-in microwave. Whether preparing daily meals or entertaining guests, this kitchen offers both style and functionality. The spacious primary bedroom is filled with natural light and includes a walk-in closet along with a 4-piece ensuite featuring dual vanities. The second bedroom is thoughtfully positioned across the unit, offering enhanced privacy and noise separation, with an additional 4-piece bathroom conveniently located nearby. A well-planned laundry and storage area adds to the home's practical design. Additional highlights include a sound-reducing membrane between floors, clear glass balcony railings, and one titled underground parking stall plus an indoor bike rack room. Located close to parks, shopping, restaurants, and everyday amenities, Belmont offers a welcoming community atmosphere with excellent connectivity to Calgary's major roadways. Pet-friendly complex with inspired modern design and exceptional convenience.

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