



**311, 857 Belmont Drive SW
Calgary, Alberta**

MLS # A2317370



\$409,999

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,306 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 203
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	NA		

This stunning, air-conditioned townhome offers the perfect blend of modern design, comfort, and convenience. Featuring a bright and spacious open-concept layout, this beautifully appointed home showcases premium finishes, contemporary styling, quality craftsmanship, and a full appliance package. The attached double-car garage provides ample parking and storage, making everyday living effortless. Inspired by a sophisticated West Coast aesthetic and thoughtfully adapted to contemporary Prairie architecture, this home is filled with natural light and designed to suit a variety of lifestyles. Whether you're a first-time buyer, growing family, busy professional, downsizer, or savvy investor, you'll appreciate the exceptional value and attention to detail throughout. Residents enjoy exclusive access to the Goodwin outdoor amenity area, complete with picnic tables, a cozy fire pit, and a dedicated dog run—perfect for gathering with friends, family, and neighbours. Ideally located near shopping, schools, parks, recreation facilities, restaurants, and future community amenities, Belmont continues to be one of Calgary's most exciting and rapidly growing communities. Don't miss your opportunity to own this exceptional home in a sought-after location. Schedule your private viewing today and discover everything Goodwin and Belmont have to offer!