



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

56, 200 Belmont Street SW
Calgary, Alberta

MLS # A2330082



\$449,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,487 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this brand new 3 storey corner townhome in Belmont, offering an impressive 1,487 sq. ft.....one of the larger floor plans in the complex. Enjoy the benefits of buying new, including new home warranty coverage, without having to pay GST. This modern home features 3 bedrooms, 2.5 bathrooms, a tandem attached garage with parking for two vehicles, plus additional driveway parking. The functional main floor is centred around a modern galley style kitchen featuring quartz countertops, good amount of cabinetry, an oversized island kitchen and stainless steel appliances. On the west side, the spacious living room opens onto the front balcony... an ideal place to enjoy the afternoon & evening sun. On the opposite side, the dedicated dining area sits beside the kitchen with a window that adds privacy from the walking paths. Upstairs, you'll find 3 well sized bedrooms, including a comfortable primary suite with its own ensuite, along with conveniently located tucked away upper floor laundry. Surrounded by parks, playgrounds, ponds, and scenic pathways, the home is steps from a future commercial plaza with planned amenities including Tim Hortons, a daycare, and a gas station. Public transit is directly in front of the complex, with quick access to Stoney Trail, Macleod Trail, and the future Green Line LRT extension. Pet friendly, rental friendly, and move in ready, this low maintenance corner townhome is an excellent opportunity for first time buyers, growing families, downsizers, or investors looking to own in one of southwest Calgary's fastest growing new communities.