



GRASSROOTS
REALTY GROUP

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43, 200 Belmont Street SW
Calgary, Alberta

MLS # A2332658



\$400,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,288 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Programmable thermostat; 50 Gallon electric hot water tank; flow through humidifier

This east-facing home offers over 1,200 square feet of thoughtfully designed living space in the highly sought-after community of Belmont with lake view. Blending style and function, the main floor features durable LVP flooring throughout, while the staircase and entire upper level are finished in soft, cozy carpet for added warmth and comfort. The gourmet kitchen shines with quartz countertops, a double-bowl sink. Step out onto the spacious balcony—ideal for morning coffee or evening gatherings, perfect for daily living and entertaining. Parking is a breeze with a tandem attached garage plus an oversized driveway, accommodating up to 4 vehicles. Additional comforts include a central humidifier for year-round ease. Built by a trusted builder backed by over 20 years of experience, this community is professionally managed, with meticulously maintained landscaping and lush greenery throughout. Select images contain digitally rendered appliances for illustrative purposes.