



GRASSROOTS
REALTY GROUP

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605, 400 Belmont Street SW
Calgary, Alberta

MLS # A2334016



\$374,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,155 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	Interior Lot, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 359
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Storage		

Inclusions:	N/A
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Welcome to Sonoma at Belmont! This well-kept townhouse offers over 1,150 sq. ft. of well-designed living space with a fantastic layout that feels comfortable and functional from the moment you walk in. Featuring 2 spacious bedrooms, 1.5 bathrooms, in-suite laundry, and bright, open living areas, this home is a great fit for first-time buyers, young families, or anyone looking for low-maintenance living. One of the standout features is the unique design that gives you direct access from your back entrance to the parkade and your titled parking stall, making unloading groceries and everyday living that much easier. Out front, you'll enjoy your own private patio with plenty of room for patio furniture and a BBQ, creating the perfect space for morning coffee, summer BBQs, or unwinding at the end of the day. Located in the growing community of Belmont, you'll appreciate the nearby parks, pathways, playgrounds, and easy access to Macleod Trail and Stoney Trail. Shopping, restaurants, and everyday amenities are just minutes away, with even more schools, retail, and community amenities planned for the future, making Belmont a community that's only getting better with time.