



GRASSROOTS
REALTY GROUP

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2205, 550 Belmont Street SW
Calgary, Alberta

MLS # A2334711

\$409,000



Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,052 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Fireplace(s)	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: 2 Key Fobs, 3 Keys

Welcome to this stunning, brand-new corner unit in the vibrant community of Belmont, built by award-winning Cedarglen Living! This thoughtfully designed 2-bedroom, 2-bathroom home offers 1,052 sq ft (RMS) of bright, open-concept living with 9' knock-down ceilings and an abundance of natural light. Enjoy over \$27,000 in premium builder upgrades, including a GORGEOUS extended kitchen island, stylish two-toned cabinetry, upgraded kitchen tile, luxury vinyl plank flooring throughout, soft-close hinges, built-in recycle center, upgraded appliance package (with water line to fridge), and upgraded closet shelving. The upgraded cozy electric fireplace and 1.5-ton A/C unit add comfort year-round. The spacious primary bedroom features a dual-sink ensuite and a large walk-in closet. A versatile second bedroom is perfect for guests, a home office, or a creative space. The open living and dining areas extend seamlessly to the east-facing patio, complete with a BBQ gas line—ideal for enjoying your morning coffee and sunrises. Additional features include triple-glazed Low E windows, electric baseboard heating, in-suite laundry, a separate storage unit, and a titled underground parking stall. Located in a pet-friendly and rental-friendly building surrounded by parks, shopping, and restaurants, with easy access to MacLeod Trail and Stoney Trail—this is modern, low-maintenance living at its best. Just move in and enjoy!