



**GRASSROOTS**  
REALTY GROUP

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20612 Sheriff King Street SW  
Calgary, Alberta

MLS # A2344326

**\$499,900**

|           |                                                    |        |                  |
|-----------|----------------------------------------------------|--------|------------------|
| Division: | Belmont                                            |        |                  |
| Type:     | Residential/Five Plus                              |        |                  |
| Style:    | Townhouse                                          |        |                  |
| Size:     | 1,523 sq.ft.                                       | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                                                  | Baths: | 2 full / 1 half  |
| Garage:   | Alley Access, Outside, Parking Pad                 |        |                  |
| Lot Size: | 0.06 Acre                                          |        |                  |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Rectangular Lot |        |                  |

|             |                                                                                                               |            |      |
|-------------|---------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, Forced Air, Humidity Control, Natural Gas                                                    | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                               | Condo Fee: | -    |
| Basement:   | Full                                                                                                          | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame                                                           | Zoning:    | R-2M |
| Foundation: | Poured Concrete                                                                                               | Utilities: | -    |
| Features:   | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data |            |      |

Inclusions: N/A

THE END UNIT. THE YARD. THE POCKET OFFICE. AND NOT A CONDO FEE IN SIGHT! This Belmont townhome checks off a surprising number of boxes with three bedrooms, a bonus room, dedicated workspace and outdoor space of your own. The main floor is bright, open and easy to live in. At the centre, the kitchen features QUARTZ COUNTERS, 42" UPPER CABINETRY, A BUILT-IN MICROWAVE, CHIMNEY-STYLE HOOD FAN and a SILGRANIT UNDERMOUNT SINK, with the dining and living areas flowing comfortably around it. Tucked into the plan, the POCKET OFFICE packs a punch as a work-from-home zone, homework station or spot to keep everyday paperwork under control. Upstairs, a CENTRAL BONUS ROOM adds valuable second living space without stealing square footage from the bedrooms. Three bedrooms include a primary with WALK-IN CLOSET and PRIVATE ENSUITE, while UPPER-FLOOR LAUNDRY keeps daily routines conveniently close. The unfinished basement offers excellent storage today, plus a BATHROOM ROUGH-IN for future development. Outside, the END-UNIT POSITION gives you added breathing room along with YOUR OWN YARD, CONCRETE PATIO, REAR LANE ACCESS and a GRAVEL PARKING PAD. Best of all, there are NO CONDO FEES adding to your monthly expenses. Belmont offers growing parks, playgrounds and future amenities, with quick access to Macleod Trail and Stoney Trail for commuting, shopping and services. THREE BEDROOMS, TWO FLEX SPACES, A YARD AND YES, NO CONDO FEES &mdash; this one deserves a closer look. Contact your Realtor to book a showing.