



## 891 Belmont Drive Calgary Alberta

\$529,900

Welcome to the vibrant and master planned community of Belmont! This stunning CORNER END UNIT townhouse features 3 BEDROOMS PLUS DEN and 2.5 baths, making it one of the LARGEST TOWN HOMES in the area. Built in 2022, it beautifully combines modern design with comfortable living. The spacious open concept townhome comes complete with high end finishes, appliances. Inspired by west coast aesthetic and translated to contemporary prairie architecture, the home is bright, modern and approachable. The main floor showcases luxury vinyl plank flooring and oversized windows on three sides, flooding the space with natural light. The open-concept layout seamlessly connects the dining area and spacious living room overlooking a large kitchen equipped with quartz countertops, an electric stove, and stylish dual-tone cabinets offering ample storage. Upstairs, the primary bedroom easily fits a king-size bed and includes a walk-in closet and a private ensuite. Two additional bedrooms share a conveniently located full bathroom, and there's a stacked washer and dryer for added convenience to do the laundry. The large den on the first floor is perfect for a home office or hobby space, enhanced by large windows that bring in plenty of light. This corner unit also boasts a generous west-facing balcony, ideal for savouring your morning coffee or unwinding in the evening. With only one neighbour beside you, enjoy extra privacy. Plus, the insulated attached double garage adds even more value to this exceptional home. A private outdoor amenity space is expected to open next year. Conveniently located at the corner of 210 Ave SW and Belmont Drive SW, you're just 2 minutes from Macleod Trail and 5 minutes from Somerset LRT station. Nearest transit bus stop is a 7 minute walk. Legacy Township, Silverado Shopping Centre, and Shawnessy are all within a 10-minute drive. Schedule your showing today an...

2pc Bathroom 6.25 Ft x 4.58 Ft

Dining room 8.83 Ft x 13.58 Ft

Kitchen 11.25 Ft x 17.42 Ft

Living room 14.00 Ft x 15.08 Ft

Pantry 2.00 Ft x 3.75 Ft

3pc Bathroom 9.08 Ft x 5.00 Ft

Bedroom 12.83 Ft x 8.50 Ft

Bedroom 8.17 Ft x 8.50 Ft

Laundry room 3.67 Ft x 3.00 Ft

Primary Bedroom 11.08 Ft x 14.00 Ft

Foyer 11.67 Ft x 4.75 Ft

Office 9.67 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

4pc Bathroom 8.08 Ft x 5.00 Ft

Furnace 3.00 Ft x 7.67 Ft