



## 550 Belmont Street Calgary Alberta

\$409,900

Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW CORNER UNIT, "L4" floor plan with high-spec features. You will feel right at home in this well thought-out 1092.8 RMS sq.ft. (1165 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring through-out (upgraded, no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, A/C Rough in, and Fresh Air System (ERV). The kitchen is spectacular with full height TWO TONE cabinets, extended island upgrade, quartz counters, undermount sink, S/S appliances and pantry. The extended island is stunning and transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and 4 pc ensuite with extra bank of drawers & full height tile upgrade. 1 additional bedroom located across the unit for noise reduction/privacy and 4pc bathroom (also with upgraded full height tile) located nearby. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: upgraded lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. Steps away from shopping, restaurants and so much more. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX. (id:6769)

Kitchen 14.67 Ft x 9.00 Ft

Living room 13.42 Ft x 13.08 Ft

Dining room 9.33 Ft x 9.33 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Foyer 11.17 Ft x 4.75 Ft

4pc Bathroom 12.00 Ft x 10.25 Ft

Other 8.33 Ft x 7.00 Ft

Laundry room 7.67 Ft x 5.58 Ft

Bedroom 12.00 Ft x 10.25 Ft

Other 22.50 Ft x 6.67 Ft

Bedroom 11.92 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.artlee.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)