



# 850 Belmont Drive Calgary Alberta

\$399,900

Welcome to #518, 850 Belmont Drive SW--a modern three-storey townhome offering smart design, quality finishes, and immediate possession in the growing community of Belmont. Built in 2023, this well-planned home provides 1,200 sq. ft. of above-grade living space plus a fully finished walk-out basement with a large flex room--ideal for a home office, gym, or media area. The open-concept main floor is finished with durable vinyl plank flooring and features a contemporary kitchen with stone countertops, stainless steel appliances, and a breakfast bar, flowing seamlessly into the living and dining areas. A convenient 2-piece powder room completes this level. Upstairs, both bedrooms include private ensuite bathrooms, offering excellent separation and functionality, while upper-level laundry adds everyday convenience. Enjoy east-facing morning light from the private balcony, complete with a gas line for your BBQ. Practicality continues with a single attached garage plus driveway parking for two vehicles. Set within a professionally managed condo, this low-maintenance home is close to schools, shopping, sidewalks, and future amenities, with quick access to major routes and South Calgary destinations. An excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey property in a rapidly growing neighbourhood. (id:6769)

- Office 13.17 Ft x 15.25 Ft
- Furnace 2.75 Ft x 16.08 Ft
- 2pc Bathroom 4.50 Ft x 4.83 Ft
- Dining room 8.75 Ft x 17.92 Ft
- Kitchen 13.17 Ft x 8.67 Ft

- Living room 13.17 Ft x 11.50 Ft
- 3pc Bathroom 4.92 Ft x 8.58 Ft
- 4pc Bathroom 4.92 Ft x 8.00 Ft
- Bedroom 10.92 Ft x 10.75 Ft
- Bedroom 10.75 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.thehowardteam.net/>

**RE/MAX Realty Professionals**

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