



# 850 Belmont Drive Calgary Alberta

\$389,900

\*\*\*Please view 3D virtual tour\*\*\*Welcome to beautifully maintained and modern townhome located in the vibrant and growing community of Belmont in Southwest Calgary. Perfectly positioned overlooking the peaceful courtyard, this nearly new home offers a highly desirable dual-primary bedroom layout, making it ideal for first-time buyers, young professionals, roommates, or investors. Step inside to discover a bright and inviting open-concept main floor featuring elegant hardwood flooring throughout, adding warmth, durability, and a timeless look rarely found in townhomes, 9' ceiling height. Large windows fill the living space with natural light, creating an airy and welcoming atmosphere. The contemporary kitchen is thoughtfully designed with quartz countertops, an extended island with seating, full subway tile backsplash, stainless steel appliances, sleek white cabinetry, modern pendant lighting, and a convenient pantry for extra storage. The spacious dining area easily accommodates a full-size dining table, making it perfect for entertaining family and friends. The living room overlooks the beautifully landscaped courtyard and offers access to a private balcony, the perfect place to enjoy morning coffee or relax on warm summer evenings. Upstairs you'll find two spacious primary bedrooms, each featuring generous closets and private four-piece ensuites with quartz countertops, undermount sinks, and stylish tile finishes. A convenient upper-floor laundry area is located between the bedrooms for everyday ease. Parking is exceptional with a double attached tandem garage plus an exterior parking pad, providing a rare total of three parking spaces. The home is also located just steps from visitor parking, making it convenient for guests. Belmont is one of South Calgary's fastest-growing communities, offering access to scenic walking paths, green spaces, playgrounds, and a planned ...

2pc Bathroom 4.58 Ft x 4.58 Ft  
 Dining room 13.25 Ft x 20.42 Ft  
 Kitchen 13.25 Ft x 8.75 Ft  
 Living room 13.25 Ft x 9.17 Ft  
 3pc Bathroom 5.00 Ft x 8.42 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 Primary Bedroom 11.00 Ft x 10.75 Ft  
 Storage 3.42 Ft x 2.42 Ft  
 Foyer 6.33 Ft x 9.25 Ft

Listing Presented By:



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