

**141, 850 Belmont Drive SW**  
**Calgary, Alberta**

**MLS # A2234502**



**\$422,500**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** none

**OPEN HOUSE** Saturday, July 5 from 1-4PM\*\*\*\*\*Located in a prime spot within a newer community, this beautifully maintained townhouse offers a perfect blend of comfort, style, and convenience. Just minutes from all the amenities of 162nd Avenue SW, you'll enjoy easy access to movie theatres, grocery stores, restaurants, banks, the CTrain, and the natural beauty of Fish Creek Park. The area is also well-served by nearby schools, walking paths, and plenty of parking, with quick routes to South Health Campus, Stoney Trail, and Deerfoot Trail, making commuting across the city effortless. This thoughtfully designed home features a single attached garage that opens into a versatile flex space, ideal for a home office, gym, or additional living area. The main level boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is both stylish and functional with quartz countertops, stainless steel appliances, an L-shaped island with eating bar, a pantry closet, and a window over the sink for added natural light. Durable vinyl plank flooring flows throughout the main floor, while the carpeted stairs provide added comfort. A convenient half bath completes this level. The living room opens to a spacious balcony overlooking the courtyard and includes a gas line for your BBQ. Upstairs, you'll find two large master bedrooms, each complete with its own ensuite. One features a custom tile shower and quartz counters, while the other offers a full four-piece bathroom. The laundry is also conveniently located on the upper floor. Set in a well-managed complex with low condo fees and excellent internal access, this move-in ready home combines modern finishes with thoughtful design and functionality. It's a must-see property that truly stands out.