

# \$439,900 - 574, 850 Belmont Drive Sw, Calgary

MLS® #A2238936

**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to this stunning brand-new townhouse in Belmont, waiting for its first occupants!

This gorgeous 1,282 sq ft home boasts two spacious bedrooms, 2.5 bathrooms, a double attached garage, and massive balcony perfect for soaking up the sunshine.

As you step inside, you'll notice the convenient entrance from both the front and the garage. A staircase leads you to the upper floor, where you'll find a bright and airy living area. The kitchen and dining space flow seamlessly together in an open floor plan, complete with a pantry, stainless steel appliances and a window that brings in natural light. A half bathroom completes this level.

Upstairs, you'll discover two generously sized bedrooms, each with its own vast closet, huge windows, and a private ensuite washroom. For added convenience, a laundry area is also located on this floor.

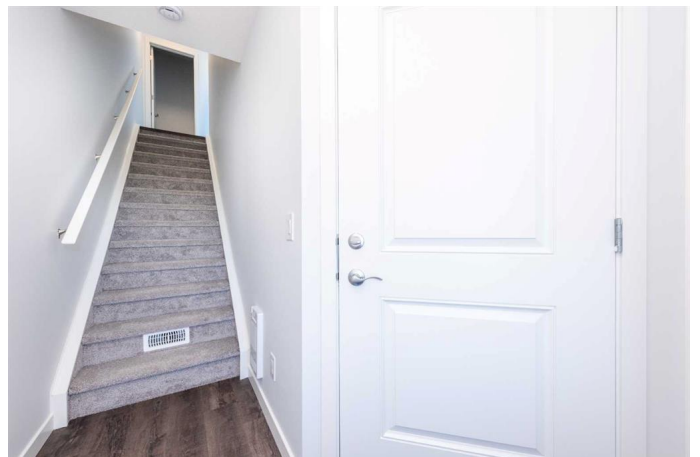
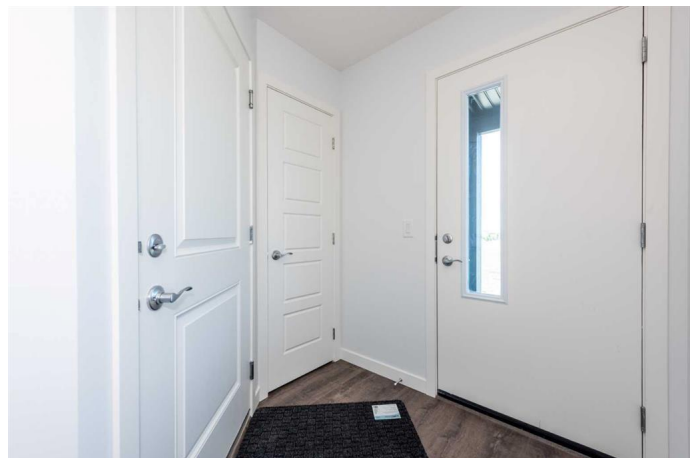
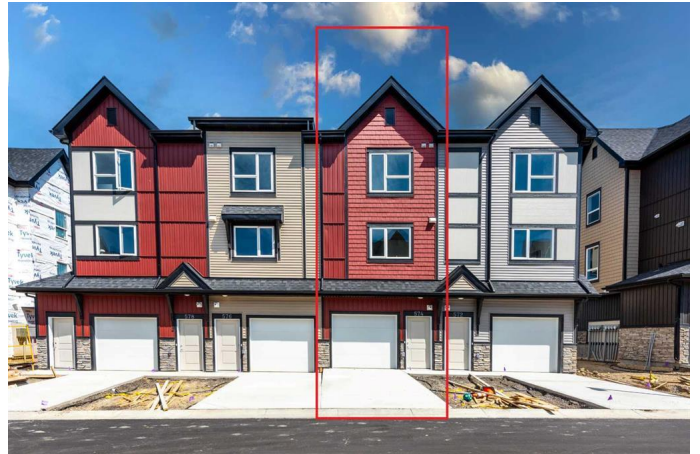
Located in Belmont, this townhouse offers the perfect blend of comfort, style, and community.

Built in 2024

## Essential Information

MLS® # A2238936

Price \$439,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,282         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 574, 850 Belmont Drive Sw |
| Subdivision | Belmont                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 4A6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                             |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Courtyard             |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 25              |
| Zoning         | M-G             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.