

# \$414,900 - 141, 850 Belmont Drive Sw, Calgary

MLS® #A2234502

**\$414,900**

2 Bedroom, 3.00 Bathroom, 1,443 sqft

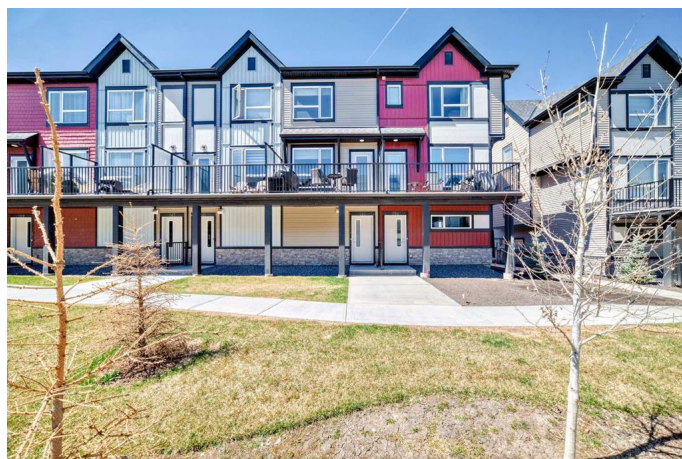
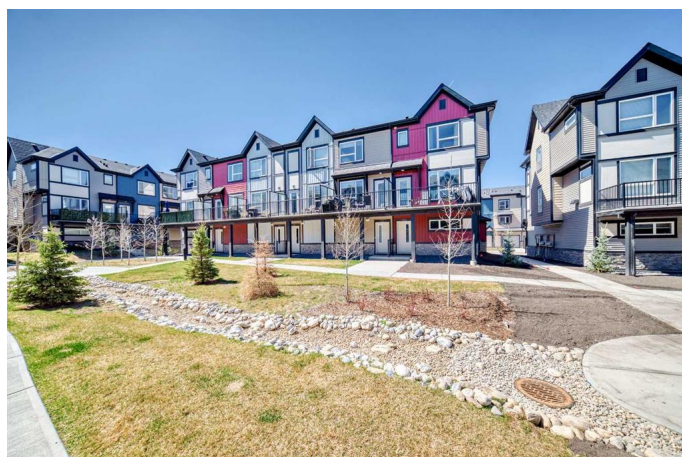
Residential on 0.02 Acres

Belmont, Calgary, Alberta

Back on market due to financing. 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. Itâ€™s a must-see property that truly stands out.

Built in 2024

**Essential Information**

MLS® #	A2234502
Price	\$414,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	141, 850 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A5

**Amenities**

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	32
Zoning	M-G

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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