

# \$444,900 - 141, 850 Belmont Drive Sw, Calgary

MLS® #A2216421

**\$444,900**

2 Bedroom, 3.00 Bathroom, 1,443 sqft

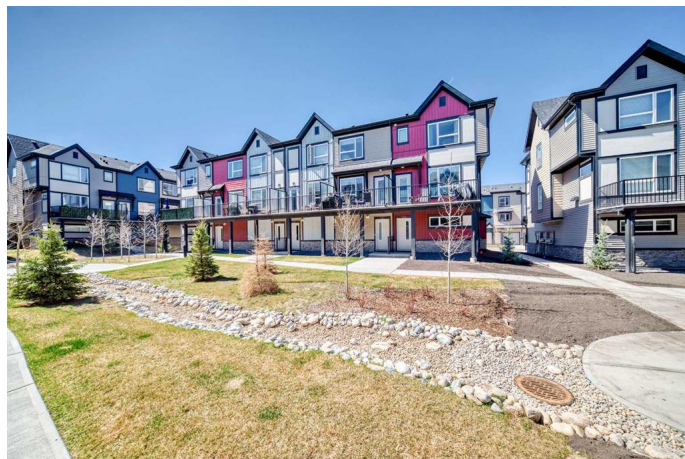
Residential on 0.02 Acres

Belmont, Calgary, Alberta

OPEN HOUSE Saturday, May 17 from 1-4PM\*\*\*Situated in a prime location within a newer community, this beautifully maintained townhouse offers convenient access to all the amenities of 162nd Avenue SW. Enjoy being just minutes away from movie theatres, grocery stores, restaurants, banks, the CTrain, and Fish Creek Park. The area also offers nearby schools, walking paths, and ample parking, along with quick connections to South Health Campus, Stoney Trail, and Deerfoot Trail, making travel throughout the city effortless.

The home features a single attached garage that leads into a versatile rec room or flex space—perfect for a home gym, office, or additional living area. On the main floor, you’ll find an open-concept design that connects the kitchen, dining, and living areas. The kitchen is thoughtfully designed with a window above the sink, an L-shaped island with eating bar, quartz countertops, stainless steel appliances, a pantry closet, and plenty of cabinetry. The main floor is finished with durable vinyl plank flooring, while the stairs are carpeted for added comfort. A convenient half bathroom completes this level.

The living room opens to a spacious balcony with a gas hookup, and overlooks the courtyard. Upstairs, the home offers two generous master bedrooms, each with its own ensuite bathroom—one featuring a custom



tile shower and quartz countertops, the other a full four-piece bath. Laundry is also conveniently located on the upper floor.

Set in a well-maintained complex with low condo fees and easy access within the development, this home combines modern finishes with exceptional functionality and is truly move-in ready. Itâ€™s a must-see property that shows beautifully.

Built in 2024

**Essential Information**

MLS® #	A2216421
Price	\$444,900
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	3

Parking	Single Garage Attached
# of Garages	2

### 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	May 2nd, 2025
Days on Market	17
Zoning	M-G

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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