

## #305, 857 Belmont Drive SW Calgary, Alberta

**MLS # A2244610**



**\$441,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Belmont                |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,133 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Front Yard, Landscaped |               |                  |

|                    |                                                                                                                                           |                   |            |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                   | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                            | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                           | <b>Condo Fee:</b> | \$ 203     |
| <b>Basement:</b>   | None                                                                                                                                      | <b>LLD:</b>       | -          |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding                                                                                              | <b>Zoning:</b>    | Cal Zone S |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |                   |            |
| <b>Inclusions:</b> | N/A                                                                                                                                       |                   |            |

Welcome home! This is your opportunity to live at Goodwin by Anthem in the brand-new master planned community of Belmont. Your spacious open concept townhome comes complete with high end finishes, appliances and an attached double car garage. Inspired by west coast aesthetic, translated to contemporary prairie architecture the homes are bright, modern and approachable. Whether you are a family, young professional, downsizer or investor these homes bring forth value, craftsmanship and quality that you do not want to live without. Amenities include exclusive access to the Goodwin outdoor living space including picnic tables, a fire pit and dog run! Goodwin is surrounded by shopping, parks, recreation centers, schools and much more. NOTE: Unit 305 is a F Plan, 3 BR /2.5 Bath. This is a quick possession home. Photos are of display suites. The area size was calculated by applying the RMS to the blueprints provided by the builder.