

**1407, 550 Belmont Street SW**  
**Calgary, Alberta**

**MLS # A2268498**



**\$339,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Belmont   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)              |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                     |               |                  |
| <b>Size:</b>     | 873 sq.ft.                                      | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Guest, Parking Lot, Secured, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat, Membrane                                      | <b>Condo Fee:</b> | \$ 383 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Metal Siding , Veneer, Wood Frame | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Stone Counters       |                   |        |

**Inclusions:** N/A

Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "N5" floor plan with high-spec features. You will feel right at home in this well thought-out 874.34 RMS sq.ft. (942 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring through-out (no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, A/C Rough in, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height shaker melamine cabinets, quartz counters, undermount sink, S/S appliances and pantry. The island is very extensive which transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and 4 pc ensuite with full height tile upgrade. 1 additional bedroom located across the unit for noise reduction/privacy and 4pc bathroom located nearby. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. This beautiful complex will be fully landscaped, includes a community garden with walking paths and seating areas nearby. Steps away from shopping, restaurants and so much more. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX.