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GRASSROOTS
REALTY GROUP

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110, 400 Belmont Street SW
Calgary, Alberta

MLS # A2278174

$472,395

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,541 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 314
Basement:	None	**LLD:**	-
Exterior:	Cement Fiber Board, Metal Siding , Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	NONE

Welcome to Sonoma at Belmont! This brand-new end-unit townhome blends California-inspired design with modern comfort, offering 1,540 sq. ft. (RMS) of bright, stylish living space. The main floor is designed for both everyday living and entertaining, with a sunlit living room framed by oversized windows. The dining area flows into a sleek chef’s kitchen featuring quartz countertops, two-tone European-style cabinetry, stainless steel energy-efficient appliances, wide-plank LVP flooring, and designer lighting. Upstairs you’ll find three bedrooms, two full bathrooms, and a convenient laundry closet. The primary suite is a true retreat with a large walk-in closet, window for natural light, and an ensuite boasting a deep soaker tub. Added conveniences include balcony storage, and extra garage space for seasonal gear. Built by Morrison Homes, a 16-time Builder of the Year, this home is set within Belmont—a community created for connection. Enjoy pathways, parks, playgrounds, and nearby shopping, plus quick access to Stoney Trail and Macleod Trail for an easy commute. On weekends, take in the action at Spruce Meadows or catch a Cavalry FC game at ATCO Stadium. Pet-friendly and rental-friendly, this townhome is ideal for both homeowners and investors. Discover your next chapter at Sonoma—where style, comfort, and convenience come together.