

**518, 850 Belmont Drive SW**  
**Calgary, Alberta**

**MLS # A2282618**



**\$399,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Stone Counters		

**Inclusions:** None

Welcome to #518, 850 Belmont Drive SW—a modern three-storey townhome offering smart design, quality finishes, and immediate possession in the growing community of Belmont. Built in 2023, this well-planned home provides 1,200 sq. ft. of above-grade living space plus a fully finished walk-out basement with a large flex room—ideal for a home office, gym, or media area. The open-concept main floor is finished with durable vinyl plank flooring and features a contemporary kitchen with stone countertops, stainless steel appliances, and a breakfast bar, flowing seamlessly into the living and dining areas. A convenient 2-piece powder room completes this level. Upstairs, both bedrooms include private ensuite bathrooms, offering excellent separation and functionality, while upper-level laundry adds everyday convenience. Enjoy east-facing morning light from the private balcony, complete with a gas line for your BBQ. Practicality continues with a single attached garage plus driveway parking for two vehicles. Set within a professionally managed condo, this low-maintenance home is close to schools, shopping, sidewalks, and future amenities, with quick access to major routes and South Calgary destinations. An excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey property in a rapidly growing neighbourhood.