

**4204, 550 Belmont Street SW**  
**Calgary, Alberta**

**MLS # A2292490**



**\$389,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, 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>	\$ 466
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Veneer, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Stylish Corner Unit with Expansive Balcony and Premium Upgrades (L4 Floorplan). Welcome to this spacious 1,092 sq ft corner unit, offering a bright and modern layout with 2 bedrooms and 2 full bathrooms. With 9-foot ceilings and large windows throughout, the home feels open, airy, and filled with natural light—especially in the west-facing bedrooms, perfect for enjoying warm afternoon sun. The gourmet kitchen upgrade is a standout feature, showcasing an extended granite island, elegant two-tone cabinetry, chimney-style hood fan, stainless steel appliances, and a built-in microwave. This well-designed space is ideal for both everyday cooking and entertaining guests. Durable luxury vinyl tile flooring with sound-reducing membrane adds both comfort and style to the living areas. The primary bedroom offers a functional retreat with a large walk-in closet and a private ensuite bathroom. Additional highlights include air conditioning, electric baseboard heating, triple-pane windows for energy efficiency, and a large in-suite storage room with stacked washer and dryer. Step outside onto the impressive 23-foot balcony, complete with a BBQ gas outlet, providing the perfect space for outdoor dining and relaxing. The home also comes with a titled underground parking stall, adding convenience and security year-round. A rare combination of space, upgrades, and a prime corner layout, this home is perfect for comfortable modern living. Close to shopping, and all amenities! PET FRIENDLY COMPLEX.