

**4102, 550 Belmont Street SW**  
**Calgary, Alberta**

**MLS # A2315967**



**\$499,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Veneer, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

**Inclusions:** N/A

Welcome to this exceptional former show suite offering over 1,188 sq. ft. of beautifully upgraded living space. This highly sought-after Cedarglen S1 floor plan showcases three bedrooms, two full bathrooms, two titled side-by-side underground parking stalls, a leased storage locker, and an impressive collection of builder upgrades throughout. As you step inside, you're greeted by a spacious and inviting foyer. To your right is a beautifully appointed 4-piece bathroom, while to your left you'll find an oversized laundry and storage room, offering exceptional functionality and organization. The home opens into a stunning open-concept living space designed for both everyday living and entertaining. The chef-inspired kitchen features full-height shaker-style cabinetry, a full tile backsplash, upgraded built-in stainless steel appliances, a flat-top cooktop, wall oven, deep undermount sink, recessed lighting, and a massive central island with breakfast bar seating. Premium finishes and thoughtful design make this kitchen the true heart of the home. Adjacent to the kitchen is a spacious dining area highlighted by elegant designer lighting, creating the perfect setting for family dinners or entertaining guests. The expansive living room is anchored by a dramatic feature wall showcasing a sleek electric fireplace, adding warmth and sophistication to the space. Large patio doors flood the home with natural light and lead to an impressive 125 sq. ft. private patio complete with a gas BBQ hookup, creating an ideal outdoor extension of your living space for relaxing or entertaining. The luxurious primary retreat is thoughtfully positioned for privacy and features an elegant designer feature wall, upgraded carpeting, a spacious walk-in closet with upgraded wire shelving, and a spa-inspired 4-piece ensuite. The ensuite is beautifully finished with dual vanities, a full-height tiled shower,

glass shower enclosure, LED mirrors, and premium fixtures. Two additional generously sized bedrooms offer upgraded carpeting and ample closet space, making them ideal for family members, guests, or a home office. These bedrooms are conveniently serviced by the well-appointed main 4-piece bathroom. Throughout the home you'll find luxurious vinyl plank flooring, upgraded lighting, designer paint selections, air conditioning, upgraded appliances, built-in features, and the quality craftsmanship expected from a former show home. This is a rare opportunity to own a thoughtfully designed and extensively upgraded former show suite. Combining show-home quality finishes, a functional three-bedroom layout, premium amenities, exceptional indoor-outdoor living, two titled side-by-side underground parking stalls, and a leased storage locker, this home offers a lifestyle that is both elegant and effortless. Furniture is negotiable.