

4403, 550 Belmont Street SW
Calgary, Alberta

MLS # A2340820



\$389,000

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	875 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Other, Stone, Veneer, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage		

Inclusions: air conditioning unit, 2 fobs

Welcome to elevated living in Belmont! Perched on the TOP FLOOR, this beautifully finished 2 bedroom, 2 bathroom condo offers a bright, modern interior, thoughtful upgrades, and the added privacy of having no neighbours above. With 9 FOOT CEILINGS, triple glazed windows, and luxury vinyl plank flooring throughout, the home feels spacious, quiet, and exceptionally comfortable. The open concept main living area is designed for both everyday living and entertaining, with plenty of natural light and a seamless flow between the kitchen, dining, and living spaces. The contemporary kitchen features full height cabinetry, engineered stone countertops, stainless steel appliances, and generous workspace, creating a stylish and highly functional heart of the home. The primary bedroom provides a comfortable retreat with a full private ensuite, while the second bedroom and additional full bathroom offer flexibility for guests, a home office, or roommates. HUGE In suite laundry, plenty of in unit storage, and air conditioning add the convenience you want without sacrificing style. A TITLED UNDERGROUND PARKING stall provides secure, year round parking, with 2 convenient bike storage areas available in the parkade. Step outside onto your private balcony and enjoy one of the best perks of this top floor location. With an open outlook, it's the perfect place to enjoy your morning coffee, watch the sun set across the horizon, or settle in and watch a summer storm roll in - a little extra space to enjoy the changing Calgary sky. Situated in the growing southwest community of Belmont, this home puts you close to parks, pathways, shopping, restaurants, and everyday amenities, with South Health Campus and Stoney Trail both easily accessible. Whether you're a first time buyer, downsizer, professional, or investor, this is a home that offers the ideal blend of

modern finishings, low maintenance living, privacy, and location. Come see why top floor living in Belmont is worth a look!