

**3211, 550 Belmont Street SW
 Calgary, Alberta**

MLS # A2354226

\$250,000

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Belmont! This well appointed 1 bedroom, 1 bathroom condo offers modern finishes, thoughtful upgrades and a convenient location in Calgary's growing south end. The kitchen features upgraded countertops, a large quartz island and upgraded pots and pans drawers, while LVP flooring runs throughout the main living area, with carpet in the bedroom. Enjoy morning sunshine and east facing views from your balcony, complete with a gas line for your BBQ. Additional features include air conditioning, in unit laundry with built in shelving, a 4 piece bathroom and conduit behind the living room TV to keep cords neatly tucked away. A secondary mini freezer is also included. Your above ground parking stall comes with a plug in and is conveniently located between the main entrance and the stairs for easy access to your unit. A baseball field sits right out front of the complex, with a nearby bus stop, shopping, parks and pathways adding to the convenience. Enjoy quick access to Macleod Trail and Stoney Trail, with Belmont continuing to grow with additional retail, recreation facilities, schools and a proposed future Red Line LRT extension that could bring transit service closer to the community. An excellent opportunity for first time buyers, downsizers or investors!