

**127, 850 Belmont Drive SW**  
**Calgary, Alberta**

**MLS # A2201664**



**\$449,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** n/a

**PRICE REDUCTION ON THIS BEAUTIFUL HOME .** Welcome to this beautiful 2024 built townhouse in the sought-after community of Belmont. This beautifully designed home offers two spacious bedrooms, three modern bathrooms and top of the line Whirlpool appliances that make daily living effortless. The large flex room provides endless possibilities- it could be a home gym, an additional living area, or the perfect playroom for children. The open concept kitchen , dining and living area make it easy to entertain your friends or family. Step outside onto the large deck, complete with gas barbeque hookups, ideal for relaxing on warm summer nights. With stylish finishings and a thoughtful designed layout, this townhouse is perfect for those seeking comfort, convenience, and a vibrant community. Don't miss your chance to call this home