

# \$449,900 - 141, 850 Belmont Drive Sw, Calgary

MLS® #A2216421

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,443 sqft

Residential on 0.02 Acres

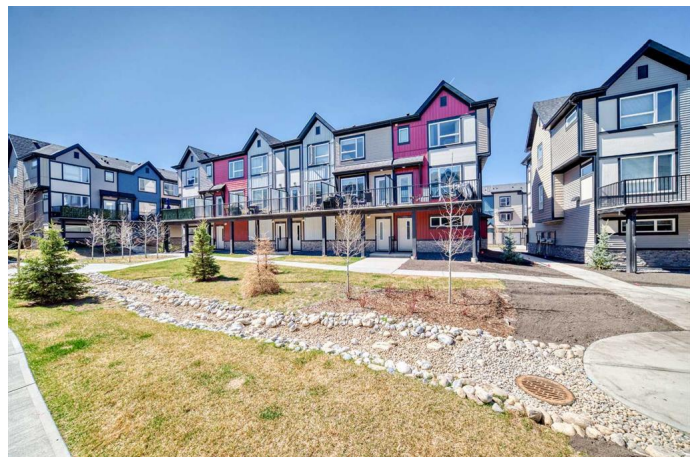
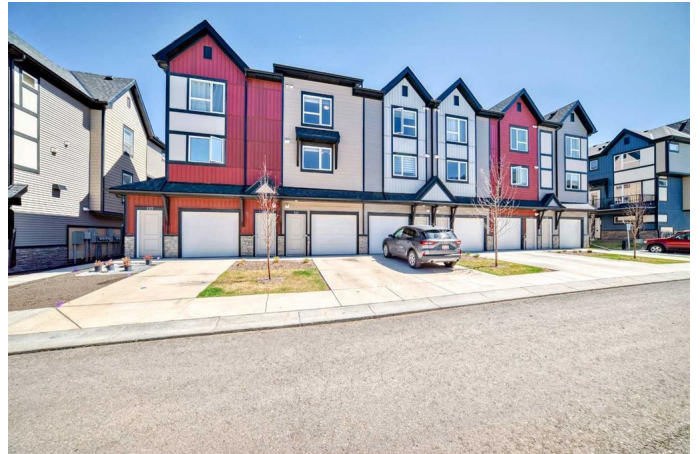
Belmont, Calgary, Alberta

OPEN HOUSE Saturday, May 10

2-4PM\*\*\*\*Situated in a prime location within a newer community, this beautifully maintained townhouse offers convenient access to all the amenities of 162nd Avenue SW. Enjoy being just minutes away from movie theatres, grocery stores, restaurants, banks, the CTrain, and Fish Creek Park. The area also offers nearby schools, walking paths, and ample parking, along with quick connections to South Health Campus, Stoney Trail, and Deerfoot Trail, making travel throughout the city effortless.

The home features a single attached garage that leads into a versatile rec room or flex space—perfect for a home gym, office, or additional living area. On the main floor, you’ll find an open-concept design that connects the kitchen, dining, and living areas. The kitchen is thoughtfully designed with a window above the sink, an L-shaped island with eating bar, quartz countertops, stainless steel appliances, a pantry closet, and plenty of cabinetry. The main floor is finished with durable vinyl plank flooring, while the stairs are carpeted for added comfort. A convenient half bathroom completes this level.

The living room opens to a spacious balcony with a gas hookup, and overlooks the courtyard. Upstairs, the home offers two generous master bedrooms, each with its own ensuite bathroom—one featuring a custom



tile shower and quartz countertops, the other a full four-piece bath. Laundry is also conveniently located on the upper floor.

Set in a well-maintained complex with low condo fees and easy access within the development, this home combines modern finishes with exceptional functionality and is truly move-in ready. It's a must-see property that shows beautifully.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2216421      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,443         |
| Acres          | 0.02          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 141, 850 Belmont Drive Sw |
| Subdivision | Belmont                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 4A5                   |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Park, Visitor Parking |
| Parking Spaces | 3                     |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Street Lighting          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | M-G           |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.