

# \$494,900 - 826 Belmont Drive Sw, Calgary

MLS® #A2188338

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,529 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

Discover this beautifully designed end unit nestled in a quiet complex within the master-planned community of Belmont. Stay protected from the elements with an oversized insulated and drywalled double attached tandem garage with an accompanying driveway.

Step inside to an entrance level that leads you to a main floor flooded with natural light, featuring vinyl plank flooring, a neutral color palette, and clear sightlines that promote seamless conversations. The inviting living room is framed by an oversized window showcasing breathtaking prairie sky views. Enjoy peaceful morning coffees, summer barbecues, and lazy weekends on your fantastic balcony.

The dining room, adorned with designer lighting, creates a casually elegant gathering space, while the stunning kitchen inspires culinary creativity. It features quartz countertops, stainless steel appliances, two-tone cabinetry, a peninsula island with seating, gorgeous herringbone backsplash, and a spacious walk-in pantry for extra storage. A convenient powder room completes the main level.

Retreat to the upper-level primary oasis, complete with a large walk-in closet and a private ensuite, creating a true owner's sanctuary. Both additional bedrooms are



spacious and bright, sharing a well-appointed 4-piece bathroom.

Located in this family-oriented community, you'll be surrounded by the scenic southern Alberta foothills, inclusive playgrounds, and miles of pathways. Future amenities include a City of Calgary Recreation Centre, a library, two schools, and a future LRT stop. You're just minutes away from Spruce Meadows, Sirocco Golf Club, Fish Creek Park, Sikome Lake, and the extensive amenities in nearby Silverado, Shawnessy, Walden, and Legacy.

Don't miss this incredible opportunity to own in an up-and-coming neighborhood where you and your family will find unwavering support as you navigate the different stages of life in Belmont!

Built in 2023

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2188338          |
| Price          | \$494,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,529             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 826 Belmont Drive Sw |
| Subdivision | Belmont              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 4A6 |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 3                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Full  |
| Basement          | None  |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other, Playground                  |
| Lot Description   | Corner Lot, Other                  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 56                 |
| Zoning         | M-G                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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