

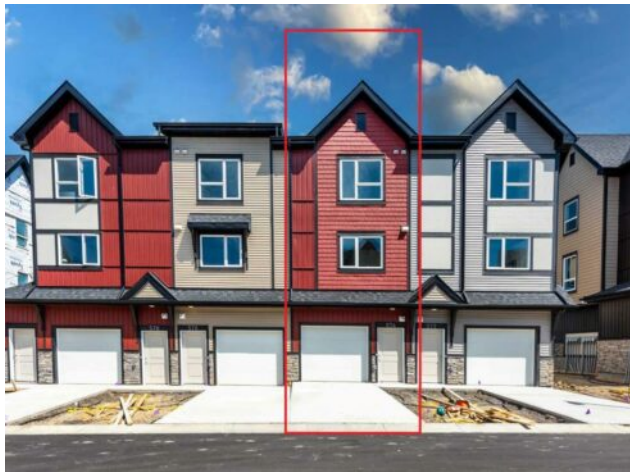


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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574, 850 Belmont Drive SW  
Calgary, Alberta

MLS # A2238936



\$439,900

|             |                                                                                                         |            |        |
|-------------|---------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                 | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                                                                                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                         | Condo Fee: | \$ 220 |
| Basement:   | None                                                                                                    | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                | Zoning:    | M-G    |
| Foundation: | Poured Concrete                                                                                         | Utilities: | -      |
| Features:   | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |        |
| Inclusions: | None                                                                                                    |            |        |

Welcome to this stunning brand-new townhouse in Belmont, waiting for its first occupants! This gorgeous 1,282 sq ft home boasts two spacious bedrooms, 2.5 bathrooms, a double attached garage, and massive balcony perfect for soaking up the sunshine. As you step inside, you'll notice the convenient entrance from both the front and the garage. A staircase leads you to the upper floor, where you'll find a bright and airy living area. The kitchen and dining space flow seamlessly together in an open floor plan, complete with a pantry, stainless steel appliances and a window that brings in natural light. A half bathroom completes this level. Upstairs, you'll discover two generously sized bedrooms, each with its own vast closet, huge windows, and a private ensuite washroom. For added convenience, a laundry area is also located on this floor. Located in Belmont, this townhouse offers the perfect blend of comfort, style, and community.