

\$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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