

3204, 550 Belmont Street SW  
Calgary, Alberta

MLS # A2252447



## \$409,900

|                  |                                                 |               |                  |
|------------------|-------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Belmont                                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)              |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                     |               |                  |
| <b>Size:</b>     | 1,093 sq.ft.                                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                               | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Guest, Parking Lot, Secured, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -                                               |               |                  |
| <b>Lot Feat:</b> | -                                               |               |                  |

|                    |                                                     |                   |        |
|--------------------|-----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat, Membrane                                      | <b>Condo Fee:</b> | \$ 468 |
| <b>Basement:</b>   | -                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Metal Siding , Veneer, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Stone Counters       |                   |        |

**Inclusions:** N/A

Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW CORNER UNIT, "L4" floor plan with high-spec features. You will feel right at home in this well thought-out 1092.8 RMS sq.ft. (1165 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring through-out (upgraded, no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, A/C Rough in, and Fresh Air System (ERV). The kitchen is spectacular with full height TWO TONE cabinets, extended island upgrade, quartz counters, undermount sink, S/S appliances and pantry. The extended island is stunning and transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and 4 pc ensuite with extra bank of drawers & full height tile upgrade. 1 additional bedroom located across the unit for noise reduction/privacy and 4pc bathroom (also with upgraded full height tile) located nearby. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: upgraded lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. Steps away from shopping, restaurants and so much more. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX.