

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

MLS® #A2216421

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,443 sqft

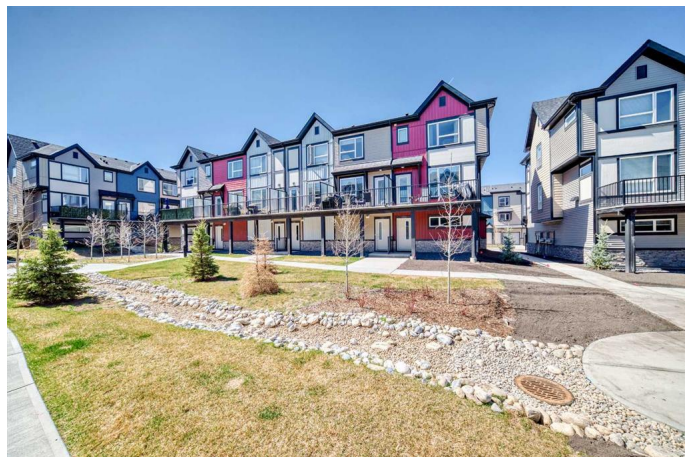
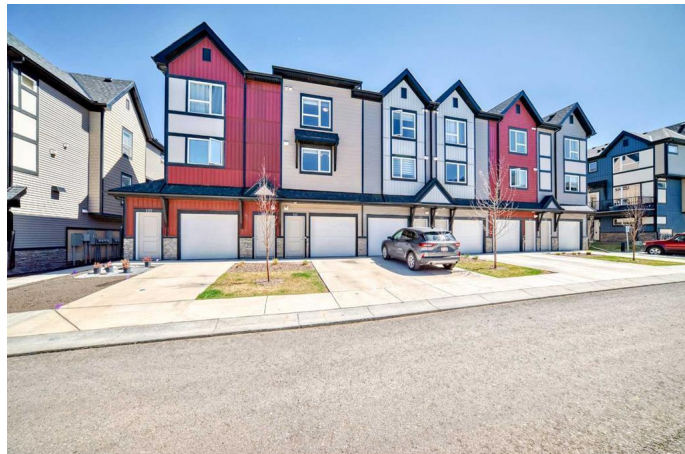
Residential on 0.02 Acres

Belmont, Calgary, Alberta

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 1  
Zoning M-G

### Listing Details

Listing Office Diamond Realty & Associates LTD.

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