

**518, 850 Belmont Drive SW
Calgary, Alberta**

MLS # A2282618



\$424,900

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|--------------------|-------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 225 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Stone Counters | | |
| Inclusions: | None | | |

Welcome to #518, 850 Belmont Drive SW—a modern three-storey townhome offering smart design, quality finishes, and immediate possession in the growing community of Belmont. Built in 2023, this well-planned home provides 1,200 sq. ft. of above-grade living space plus a fully finished walk-out basement with a large flex room—ideal for a home office, gym, or media area. The open-concept main floor is finished with durable vinyl plank flooring and features a contemporary kitchen with stone countertops, stainless steel appliances, and a breakfast bar, flowing seamlessly into the living and dining areas. A convenient 2-piece powder room completes this level. Upstairs, both bedrooms include private ensuite bathrooms, offering excellent separation and functionality, while upper-level laundry adds everyday convenience. Enjoy east-facing morning light from the private balcony, complete with a gas line for your BBQ. Practicality continues with a single attached garage plus driveway parking for two vehicles. Set within a professionally managed condo, this low-maintenance home is close to schools, shopping, sidewalks, and future amenities, with quick access to major routes and South Calgary destinations. An excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey property in a rapidly growing neighbourhood.