

# \$449,000 - 505, 857 Belmont Drive Sw, Calgary

MLS® #A2270522

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

This gorgeous 2 bed, 2.5 bath townhome comes with a double attached garage and is located in the brand new master planned community of Belmont. The main level consists of an open plan with high ceilings, lovely vinyl plank flooring and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight offering upgraded S/S appliances, custom cabinets, tiled backsplashes plus quartz counter-tops and a large center breakfast bar that overlook the spacious living room and separate dining area. Completing the main floor is a 2pc bath plus access to a huge 25' balcony off the kitchen with a BBQ gas line. Upstairs you will find 2 bedrooms (the most popular plan). The primary bedroom comes with a walk-in closet plus a good sized 3pc ensuite. Completing the upper floor is a 2nd bedroom plus a 4pc bath and laundry area. The ground level offers a beautiful landscaped/fenced front yard plus a large main entrance and a double attached garage with a man door. Amenities include exclusive access to the "Goodwin" outdoor living space including a park with picnic tables. Located close to schools, parks, major shopping and roadways plus a future Plaza scheduled to be completed in 2026.

Built in 2022

## Essential Information

MLS® #

A2270522



|                |               |
|----------------|---------------|
| Price          | \$449,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,332         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 505, 857 Belmont Drive Sw |
| Subdivision | Belmont                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 4P2                   |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Visitor Parking, Dog Park         |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                     |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                                 |
| Basement          | None                                                                                                                                 |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description   | Back Lane, Front Yard, Landscaped   |

|              |                                            |
|--------------|--------------------------------------------|
| Roof         | Asphalt Shingle                            |
| Construction | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 7                   |
| Zoning         | M-G                 |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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