



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**519, 850 Belmont Drive SW**  
**Calgary, Alberta**

**MLS # A2267230**



**\$430,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

With IMMEDIATE possession you can now experience modern comfort and timeless style in this beautifully maintained 2-bedroom, 2.5-bathroom townhome. Thoughtfully designed and exceptionally cared for, this residence offers the perfect balance of elegance, functionality, and everyday convenience. From the moment you step inside, you'll appreciate the attention to detail and quality finishes that make this home stand out. The open-concept main floor features soaring 9' ceilings and an abundance of natural light, creating a bright and welcoming atmosphere throughout. The kitchen is a true highlight, showcasing sleek quartz countertops, upper cabinets, and a premium stainless steel appliance package that includes an upgraded refrigerator and electric range. Whether you're preparing a favorite meal or enjoying your morning coffee, this kitchen is designed to both impress and inspire. The adjoining dining and living areas flow seamlessly together, offering the perfect space to entertain or unwind. Upstairs, you'll find two generous primary bedrooms—each complete with a private ensuite and dual closets—making this layout ideal for guests, roommates, or anyone seeking flexible living. The ensuites are beautifully appointed with quartz countertops, modern vanities, and sleek shower enclosures, creating spa-like retreats for relaxation. A conveniently located laundry room adds to the upper level's thoughtful design. The lower level includes a versatile flex space, perfect for a home office, workout area, or cozy media room—offering that extra functionality to suit your lifestyle. The single-car garage provides secure parking and additional storage, adding both comfort and convenience. Perfectly situated in a vibrant, well-connected community, you're just minutes from

Shawnessy and Walden's shopping, dining, and amenities, with easy access to Macleod Trail and Stoney Trail for a quick commute. Outdoor enthusiasts will love being close to parks, playgrounds, and scenic pathways, with Fish Creek Park only moments away for biking, hiking, or simply enjoying the outdoors. Spruce Meadows is also nearby, offering world-class events and a welcoming community atmosphere. With its designer lighting, enduring finishes, and a long list of thoughtful upgrades, this townhome offers a move-in ready lifestyle that's equal parts stylish and practical. Whether you're a first-time buyer, young professional, or looking to downsize without compromise, this home perfectly blends comfort, quality, and modern living.