

\$489,000 - 4102, 550 Belmont Street Sw, Calgary

MLS® #A2132463

\$489,000

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

SHOW HOME LEASEBACK OPPORTUNITY!

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 "S1" SHOW HOME with high-spec features. You will feel right at home in this well thought-out 1,184.63 RMS sq.ft. (1,262 sq.ft. builder size) 3 bed, 2 bath home with open plan, 9' ceilings, AC, LVP flooring & upgraded carpet to bedrooms, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height cabinets (glass inserts in uppers), extra pot/pan drawers, quartz counters, undermount upgraded sink, rough-in water line to the fridge and BUILT-IN S/S appliances. The island is extensive with built in dining area, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet with upgraded wire shelving and wow, the ensuite comes with dual sinks, extra drawers, tiled shower with fiberglass base, LED mirrors and barn door. 2 additional bedrooms and 4pc bathroom are located on the opposite side for privacy and noise reduction. Laundry & storage closet is thoughtfully planned, definitely a must see. Highlights include: sound reducing membrane to reduce sound transmission between floors,



clear glass railing to balconies and 1 titled underground parking stall included. This beautiful complex will be fully landscaped, includes a community garden with walking paths and seating areas nearby. 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, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. Estimated Completion date for this unit is August 29, 2024.

Built in 2024

Essential Information

MLS® #	A2132463
Price	\$489,000
Sold Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4102, 550 Belmont Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L0X0

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Parking Lot, Secured, Stall, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	Courtyard, Other
Roof	Flat, Membrane
Construction	Composite Siding, Metal Siding, Veneer, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	June 9th, 2024
Days on Market	22
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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