

4313, 550 Belmont Street SW
Calgary, Alberta

MLS # A2158276



\$489,000

Division:	Belmont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,174 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Guest, Parking Lot, Plug-In, Private Electric Vehicle Charging Station(s), Secu		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Veneer, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters		

Inclusions: Electric Fireplace, Barn Door,

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" You will feel right at home in this well thought-out 1,174.18 RMS sq.ft. (1,262 sq.ft. builder size) RARE 3 bed, 2 bath home with open plan, 9' ceilings, AC wall unit, LVP flooring throughout (no carpet), Low E triple glazed windows, electric baseboard heating, fireplace, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height shaker style cabinets, engineered stone counters, undermount sink, 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 8' wire tower shelving and wow, the ensuite comes with dual sinks, extra drawers, fibreglass shower tiled to the ceiling 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: clear glass railing to balconies, knockdown ceilings, and 1 titled underground parking stall included (EV READY). 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 October 8, 2024.