

# \$489,195 - #319, 857 Belmont Drive Sw, Calgary

MLS® #A2182674

## \$489,195

3 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome home! This is your opportunity to live at Goodwin by Anthem in the brand-new master planned community of Belmont. Your spacious open concept townhome comes complete with high end finishes, appliances and an attached double car garage. Inspired by west coast aesthetic, translated to contemporary prairie architecture the homes are bright, modern and approachable. Whether you are a family, young professional, downsizer or investor these homes bring forth value, craftsmanship and quality that you do not want to live without. Amenities include exclusive access to the Goodwin outdoor living space including picnic tables, a fire pit and dog run! Goodwin is surrounded by shopping, parks, recreation centers, schools and much more. NOTE: Unit 319 is a F Plan, 3 BR /2.5 Bath. This is a quick possession home. Photos are of display suites. The area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2182674  |
| Price      | \$489,195 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,133         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | #319, 857 Belmont Drive Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4P2                    |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Park, Picnic Area, Playground, Visitor Parking, Dog Run, Snow Removal |
| Parking Spaces | 2                                                                     |
| Parking        | Double Garage Attached                                                |
| # of Garages   | 2                                                                     |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | None                                                                                                                                                     |
| Basement          | None                                                                                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Playground, Private Entrance, Private Yard |
| Lot Description   | Front Yard, Landscaped                                        |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding                  |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                        |                        |
|------------------------|------------------------|
| Date Listed            | December 7th, 2024     |
| Days on Market         | 153                    |
| Zoning                 | Cal Zone S             |
| <b>Listing Details</b> |                        |
| Listing Office         | Royal LePage Benchmark |



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