

# \$455,000 - 233, 857 Belmont Drive Sw, Calgary

MLS® #A2248672

**\$455,000**

2 Bedroom, 3.00 Bathroom, 1,294 sqft

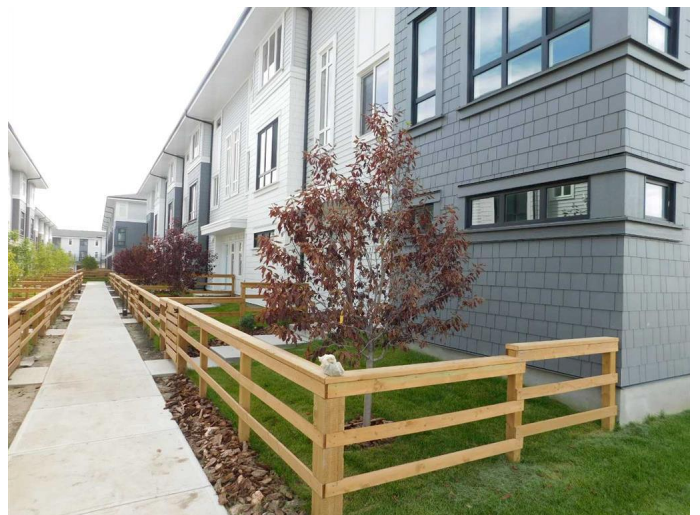
Residential on 0.00 Acres

Belmont, Calgary, Alberta

This is your opportunity to live at Goodwin by Anthem in the brand-new master planned community of Belmont. 2 bed and 2.5 baths .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, Goodwin is surrounded by shopping, parks, recreation centers, schools and much more. This is a quick possession home. The area size was calculated by applying the RMS to the blueprints provided by the builder. Belmont Calgary is considered a good place to live due to its thoughtful community design and strategic location. There was \$10,000 of upgrades

It offers exceptional commuter access to major arteries like Macleod Trail and the Stoney Trail Ring Road, making it convenient for residents to travel to downtown Calgary and other areas.

Residents enjoy recreational opportunities with nearby parks, such as Fish Creek Provincial Park, and facilities like the Spruce Meadows equestrian center



Overall, Belmont combines a balance of residential charm and urban conveniences, making it appealing for families and discerning homeowners.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248672      |
| Price          | \$455,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,294         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 233, 857 Belmont Drive Sw |
| Subdivision | Belmont                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X4P2                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Dog Park, Other        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows         |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Cooktop |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Playground                            |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt                               |
| Construction      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | None                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 44                |
| Zoning         | CAL ZONE S        |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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