

# \$498,645 - #317, 857 Belmont Drive Sw, Calgary

MLS® #A2204914

**\$498,645**

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 317 is a F1 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 2025

## Essential Information

MLS® #	A2204914
Price	\$498,645
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,133
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	#317, 857 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4P2

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
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	March 24th, 2025
Days on Market	37
Zoning	Cal Zone S

**Listing Details**

Listing Office	Royal LePage Benchmark
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