

# \$438,800 - 601, 400 Belmont Street Sw, Calgary

MLS® #A2222506

**\$438,800**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

WELCOME to SONOMA in BELMONT! This BRAND NEW 2 BEDROOM + 2 BATHROOM townhome has a California inspired design that will tick all your boxes. A bright & spacious END UNIT that is a perfect blend of modern & classic elegance wrapped up in 1,036.13 (RMS) of living space. The main level offers a spacious living room with large windows that look onto your South facing patio. Adjacent dining area flows into your chef's kitchen, featuring ample cupboard space, QUARTZ COUNTERTOPS, MODERN SHAKER STYLE CABINETRY, ENERGY EFFICIENT STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING, and DESIGNER LIGHTING-Perfect for entertaining! Located in Belmont, and built by 16X builder of the year Morrison Homes! You'll find yourself in a community full of the essentials like connected pathways that lead you to parks, playgrounds, shopping and more. Major thoroughfares like Stoney and Macleod trail make it easy for getting around the city. Spend your weekends catching events nearby like the Spruce Meadows Nationals, or even cheer on our very own premier soccer team the "Cavalry FC" over at the ATCO stadium...all minutes away from home. We mean it when we say "You'll LOVE living here". PET + RENTAL FRIENDLY! Taxes to be assessed. This unit is still under construction so images are virtual renderings until the unit reaches final stages.



Built in 2025

**Essential Information**

MLS® #	A2222506
Price	\$438,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	601, 400 Belmont Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4C1

**Amenities**

Amenities	Picnic Area, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parkade, Secured

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

**Exterior**

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Corner Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	22
Zoning	M-1

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.