

\$494,900 - 118, 857 Belmont Drive, Calgary

MLS® #A2227297

\$494,900

3 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

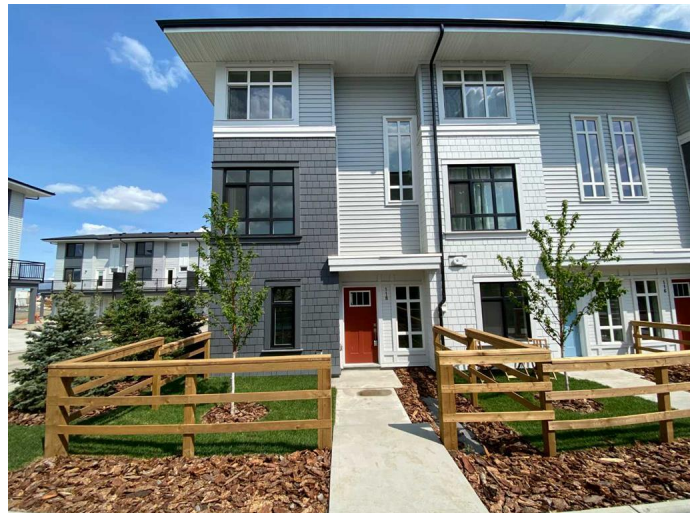
Belmont, Calgary, Alberta

Brand New | North-South Facing | Corner Unit
| Upgraded Laminate Flooring | Doorstep to
Community Park | Price Includes GST
Welcome to The Goodwin by Anthem, located
in Belmont—one of Calgary's
fastest-growing southwest communities. This
brand new north-south facing corner unit offers
the perfect balance of natural light and privacy,
with added west-facing windows and no
immediate neighbor on one side.

Inside, enjoy upgraded wide plank laminate
flooring, soaring 9' ceilings, and large windows
that fill the home with light. The modern
kitchen features quartz countertops, stainless
steel appliances, a full pantry, and a spacious
island—ideal for both casual meals and
entertaining. Step out onto your oversized
balcony with gas line—perfect for summer
BBQs and outdoor dining.

Upstairs you'll find three generously sized
bedrooms, including a primary suite with a
walk-in closet and a private ensuite. The
double attached garage and extended
driveway easily accommodate four vehicles.
This home is just steps from the community
park, and offers future access to exclusive
outdoor amenities including a picnic area, and
dog run. Located near parks, schools, and
shopping with quick access to Macleod Trail,
Stoney Trail, the Shawnessy LRT, and the
future Belmont Field House and Library.

A rare opportunity to own a bright, stylish, and
thoughtfully upgraded home in a vibrant,
growing neighborhood. GST is included in the



priceâ€”move in and enjoy!

Built in 2025

Essential Information

MLS® #	A2227297
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	118, 857 Belmont Drive
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4P2

Amenities

Amenities	Playground, Visitor Parking, Dog Run
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In

# of Stories	3
Basement	None

Exterior

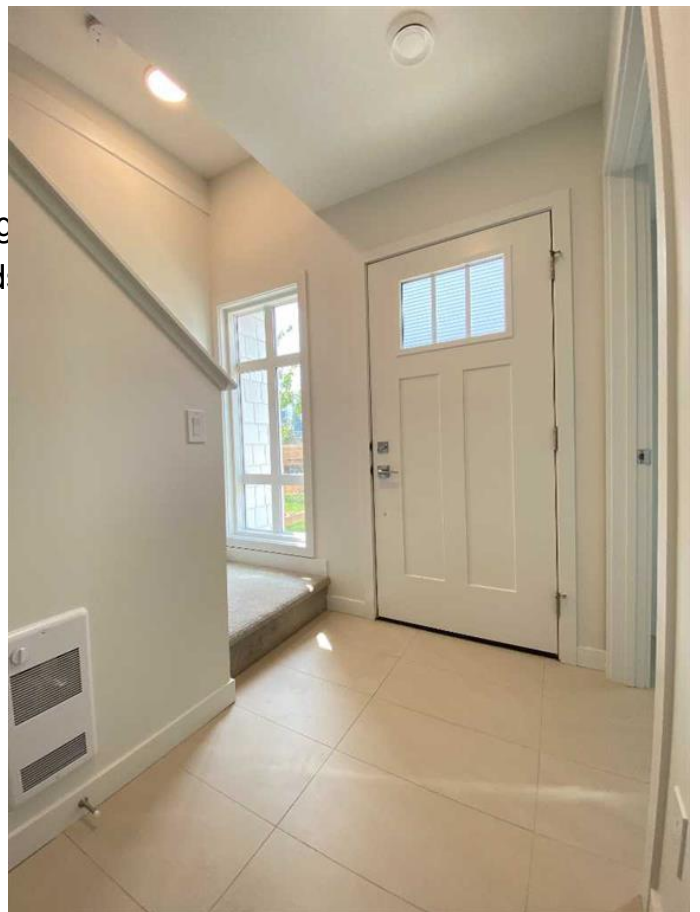
Exterior Features	Balcony, BBQ gas line, Playg
Lot Description	Corner Lot, Front Yard, Land
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	11
Zoning	M-G

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.