

# \$409,900 - 3204, 550 Belmont Street Sw, Calgary

MLS® #A2252447

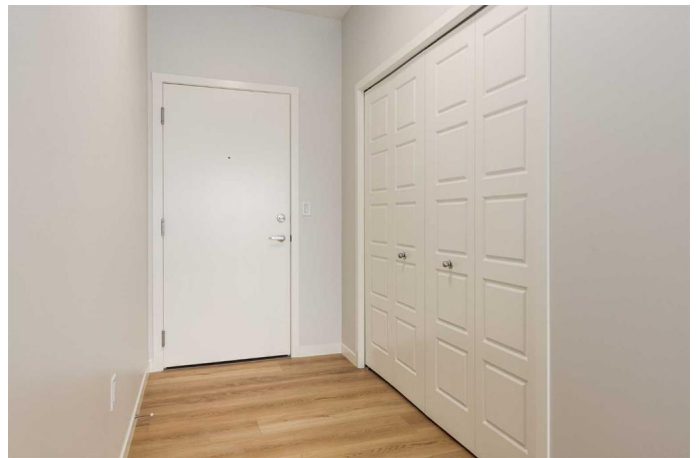
**\$409,900**

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Introducing BELMONT PLAZA, a highly sought-after development in BELMONT, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW CORNER UNIT, "L4" floor plan with high-spec features. You will feel right at home in this well thought-out 1092.8 RMS sq.ft. (1165 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring through-out (upgraded, no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, A/C Rough in, and Fresh Air System (ERV). The kitchen is spectacular with full height TWO TONE cabinets, extended island upgrade, quartz counters, undermount sink, S/S appliances and pantry. The extended island is stunning and transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and 4 pc ensuite with extra bank of drawers & full height tile upgrade. 1 additional bedroom located across the unit for noise reduction/privacy and 4pc bathroom (also with upgraded full height tile) located nearby. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: upgraded lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. Steps away from shopping, restaurants and so



much more. Belmont offers a vibrant neighbourhood that's extremely well-connected through Calgary's major arteries. Community living with inspired design. PET & RENTAL FRIENDLY COMPLEX.

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252447          |
| Price          | \$409,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,093             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3204, 550 Belmont Street Sw |
| Subdivision | Belmont                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 5Y9                     |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Stall, Underground, Guest, Parking Lot, Secured                             |

**Interior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Stone Counters |
|-------------------|-----------------------------------------------|

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Baseboard, Electric                                                                                              |
| Cooling      | Rough-In                                                                                                         |
| # of Stories | 4                                                                                                                |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Courtyard, Other                                   |
| Roof              | Flat, Membrane                                     |
| Construction      | Composite Siding, Wood Frame, Metal Siding, Veneer |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 50                |
| Zoning         | M-2               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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