

4407, 550 Belmont Street SW  
Calgary, Alberta

MLS # A2292339



## \$369,900

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Post & Beam, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to Unit 4407 at 550 Belmont Street SW, located in the vibrant and growing community of Belmont. This well-designed condominium offers a modern layout with thoughtful finishes, ideal for first-time buyers, downsizers, or investors. The unit features an open-concept living space with a bright and functional layout, seamlessly connecting the kitchen, dining, and living areas. The kitchen is equipped with contemporary cabinetry, quality appliances, and ample counter space, making it both practical and stylish for everyday use. Large windows allow for plenty of natural light, creating a comfortable and inviting atmosphere throughout. The bedrooms are well-proportioned, and the unit is complemented by two full bathrooms designed with clean, modern finishes. Additional features include in-suite laundry, private balcony, and assigned parking, adding to the overall convenience and appeal. Situated close to parks, pathways, shopping, and major roadways, this home offers easy access to everything you need while being part of a growing southwest Calgary community. An excellent opportunity to own a low-maintenance home in a desirable location.