

# \$499,900 - 702, 400 Belmont Street Sw, Calgary

MLS® #A2239832

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

**\*\* Please click on "Videos" for 3D tour \*\*** You will not find a townhouse in better condition - this one is BETTER than brand new! This immaculate home features: almost 1600 sq ft of living space, 3 good sized bedrooms, 2.5 bathrooms, large deck with storage closet and 2 gas lines, quartz countertops, luxury vinyl planking, 9 foot ceilings throughout, under-mount lighting, oversized patio door, upper laundry, insulated/drywalled/painted oversized single garage with epoxy flooring/racking/car charging rough-in and much more! Location is outstanding - all schools close by, bus/LRT within minutes and very easy access to all major routes - MacLeod Trail/Stoney Trail/Deerfoot Trail. TOTAL PRIDE IN OWNERSHIP AND MOVE IN READY!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239832  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,572     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 702, 400 Belmont Street Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4C1                    |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                     |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Basement          | None                                                                  |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                       |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views |
| Roof              | Asphalt                                                     |
| Construction      | Cement Fiber Board, Concrete, Wood Frame, Metal Siding      |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 4                |
| Zoning         | M-1              |

### Listing Details

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.