

# \$489,900 - 1107, 400 Belmont Street Sw, Calgary

MLS® #A2215829

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

WELCOME to SONOMA in BELMONT! This BRAND NEW 3 BEDROOM + 2.5 BATHROOM townhome has a California inspired design that will tick all the boxes. A bright & spacious unit that is a perfect blend of modern & classic elegance wrapped up in 1,516.99 (RMS) of living space. The main level offers a spacious living room with large windows that look onto your East facing patio. Adjacent dining area flows into your chef's kitchen, featuring ample cupboard space, QUARTZ COUNTERTOPS, EUROPEAN INSPIRED TWO-TONE 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!

Built in 2024



## Essential Information

MLS® #	A2215829
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	1107, 400 Belmont Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4C1

## Amenities

Amenities	Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Cement Fiber Board, Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	60
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.