$456,750 - 317, 857 Belmont Drive Sw, Calgary

MLS® #A2224146

$456,750

3 Bedroom, 3.00 Bathroom, 1,173 sqft
Residential on 0.00 Acres

Belmont, Calgary, Alberta

I am proud to showcase Goodwin by Anthem where modern living meets ultimate convenience in Belmont, one of Calgary's fastest growing and most connected communities. This BRAND NEW, never-lived-in END UNIT townhome (F1 Plan) is your chance to own in a vibrant master planned neighbourhood in SW Calgary, bordered by 194th Avenue, Sheriff King Street, and 210th Avenue.

Step inside this west-facing home and be welcomed by 9-foot ceilings, modern pot lights, and bright, open spaces with large windows and stylish wide plank laminate flooring throughout. The thoughtfully designed kitchen includes a full PANTRY, stainless steel appliances, quartz countertops, a spacious island, sleek, white handleless cabinets, and a classic subway tile backsplash. Just off the dining area is your LARGE BALCONY with a gas line perfect for summer grilling.

Upstairs you'll find three spacious bedrooms including a beautiful primary suite with a walk-in closet and spa inspired ensuite. The DOUBLE ATTACHED GARAGE with EPOXY FLOORS and extended driveway easily fits four vehicles.

You'll also enjoy future amenities like exclusive access to Goodwin's private outdoor space with a firepit, picnic tables, and a dog run. The area already offers multiple playgrounds, a pond with scenic pathways, nearby schools, local shops and services, and quick access to Macleod Trail, Stoney Trail,

the Shawnessy LRT, Cardel Rec Centre, and Township Shopping Centre.
With the Belmont Field House and Library already underway, plans for a future LRT, and a vibrant commercial hub coming soon, this is a lifestyle opportunity you donâ€™t want to miss. Donâ€™t forget to check out the VIRTUAL TOUR and stop by our OPEN HOUSE.

Built in 2025

Essential Information

MLS® #	A2224146
Price	$456,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	317, 857 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4P2

Amenities

Amenities	Playground, Visitor Parking, Dog Run
Parking Spaces	4
Parking	Double Garage Attached

# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Cooktop
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Playground, Private Entrance, Dog Run
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	57
Zoning	Cal Zone S

Listing Details

Listing Office	Real Estate Professionals Inc.