

# \$494,900 - 118, 857 Belmont Drive, Calgary

MLS® #A2227297

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Brand New | North-South Facing | Corner Unit  
| Upgraded Laminate Flooring | Doorstep to  
Community Park | Price Includes GST  
Welcome to The Goodwin by Anthem, located  
in Belmont—one of Calgary's  
fastest-growing southwest communities. This  
brand new north-south facing corner unit offers  
the perfect balance of natural light and privacy,  
with added west-facing windows and no  
immediate neighbor on one side.

Inside, enjoy upgraded wide plank laminate  
flooring, soaring 9' ceilings, and large windows  
that fill the home with light. The modern  
kitchen features quartz countertops, stainless  
steel appliances, a full pantry, and a spacious  
island—ideal for both casual meals and  
entertaining. Step out onto your oversized  
balcony with gas line—perfect for summer  
BBQs and outdoor dining.

Upstairs you'll find three generously sized  
bedrooms, including a primary suite with a  
walk-in closet and a private ensuite. The  
double attached garage and extended  
driveway easily accommodate four vehicles.  
This home is just steps from the community  
park, and offers future access to exclusive  
outdoor amenities including a picnic area, and  
dog run. Located near parks, schools, and  
shopping with quick access to Macleod Trail,  
Stoney Trail, the Shawnessy LRT, and the  
future Belmont Field House and Library.

A rare opportunity to own a bright, stylish, and  
thoughtfully upgraded home in a vibrant,  
growing neighborhood. GST is included in the



price—move in and enjoy!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227297      |
| Price          | \$494,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,308         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 118, 857 Belmont Drive |
| Subdivision | Belmont                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 4P2                |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Playground, Visitor Parking, Dog Run |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)                                      |
| Appliances        | Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None, Rough-In                                                                                         |

|              |      |
|--------------|------|
| # of Stories | 3    |
| Basement     | None |

### Exterior

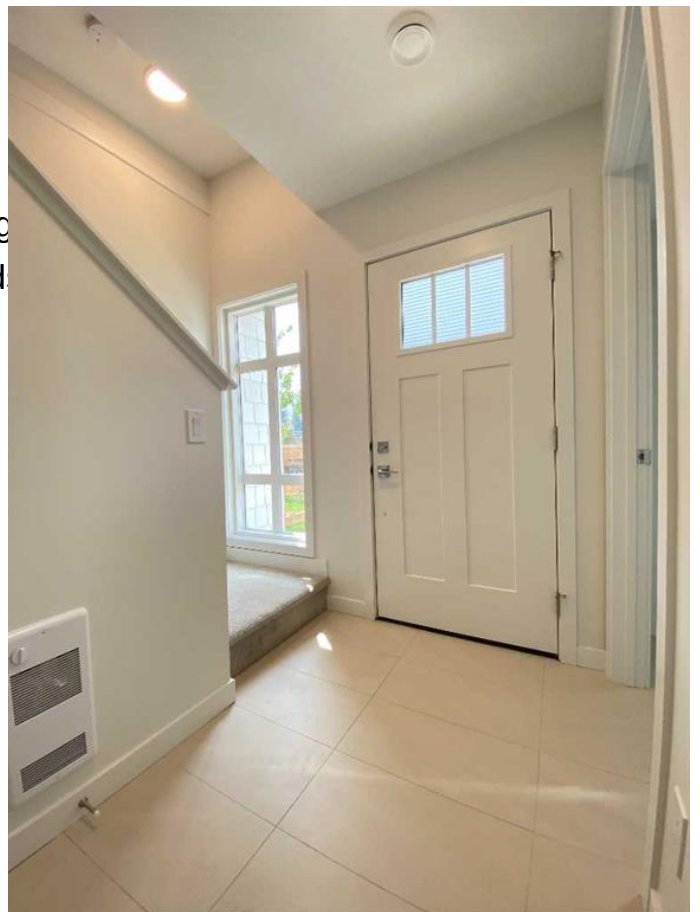
|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playg |
| Lot Description   | Corner Lot, Front Yard, Land |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Mixed              |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | M-G            |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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