

# \$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



priceâ€”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

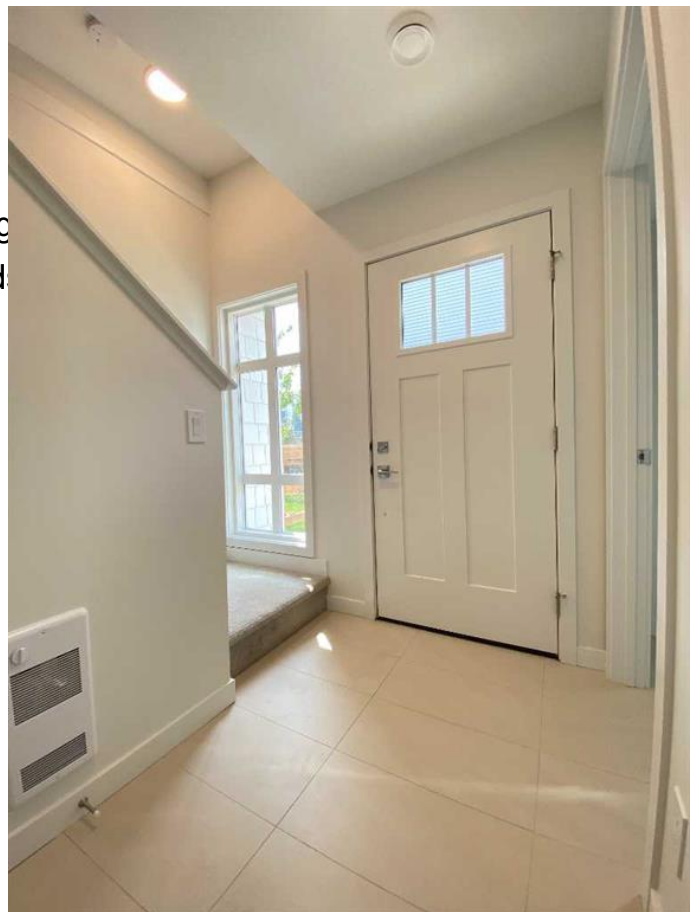
Exterior Features	Balcony, BBQ gas line, Playg
Lot Description	Corner Lot, Front Yard, Land
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	M-G

### Listing Details

Listing Office	Homecare Realty Ltd.
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