# \$705,000 - 228 Belmont Boulevard Sw, Calgary

MLS® #A2191996

## \$705,000

4 Bedroom, 4.00 Bathroom, 1,417 sqft Residential on 0.06 Acres

Belmont, Calgary, Alberta

Nestled in the highly sought-after community of Belmont, this stunning 4-bedrooms home offers the perfect blend of modern comfort and future potential. Located directly across from a future school set to break ground in 2025, this property is ideal for families looking for long-term convenience. A bus stop right across the street ensures easy access to public transportation, making daily commutes effortless.

Step inside to an open-concept main floor featuring a spacious living and dining area, perfect for entertaining guests or enjoying cozy family moments. The electric fireplace adds warmth and ambiance, creating a welcoming atmosphere. The modern kitchen is designed with sleek quartz countertops, which extend into the bathrooms, offering both elegance and durability.

Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet and ensuite bathroom. Two additional well-sized bedrooms share a common bathroom, making this home ideal for growing families. For added convenience, the second-floor laundry eliminates the hassle of carrying laundry up and down the stairs.

This home also boasts impressive upgrades, including a concrete patio perfect for outdoor gatherings and a concrete side walkway for easy access. An installed air conditioning







system ensures year-round comfort, while the double detached garage provides ample parking and storage. Additionally, the side walkway leads to a legal basement with a separate entrance, making it an excellent option for investment or extended family living.

Belmont is a thriving community with exciting future developments, including two new schools, a state-of-the-art recreation center, and a modern public library. With these upcoming amenities, property values are set to rise, making this home a smart long-term investment.

Don't miss this incredible opportunity! Contact us today to schedule a viewing.

Built in 2022

## **Essential Information**

MLS® # A2191996 Price \$705,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,417
Acres 0.06
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 228 Belmont Boulevard Sw

Subdivision Belmont
City Calgary
County Calgary

Province Alberta
Postal Code T2X 4W6

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

Interior

Interior Features Built-in Features, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating Fireplace(s), Forced Air, ENERGY STAR Qualified Equipment, High

Efficiency, Humidity Control

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room, Decorative

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

**Exterior** 

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,

Zero Lot Line

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed February 7th, 2025

Days on Market 56
Zoning R-G

**Listing Details** 

Listing Office CIR Realty

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