

**240 Belmont Boulevard SW**  
**Calgary, Alberta**

**MLS # A2183861**



**\$599,999**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot, Zero Lot L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s)

**Inclusions:** N/A

Give your family the gift of INSTANT EQUITY GAIN this Holiday Season by securing this EXCEPTIONALLY well priced home! Take possession in time for your House Warming NYE party! This beautifully designed 3 bedroom, 2.5 bathroom residence features a double detached garage and sits conveniently across the street from a future school that is set to break ground in 2025—perfect for families looking for a vibrant community! As you enter, you'll be captivated by the spacious living room adorned with large south-facing windows that flood the space with natural light. The heart of the home boasts luxurious granite countertops throughout and an upgraded appliance package, including a gas range, stylish range hood, and a built-in microwave perfectly situated in the island. The upper level features two generously sized bedrooms, a well-appointed bathroom with a walk-in shower, and convenient upper-level laundry. Your primary bedroom offers a serene retreat, complete with a walk-in closet and a private en-suite featuring another walk-in shower. This home is designed for comfort and efficiency, with triple-pane windows and installed solar panels to maximize utility savings. The property is fully landscaped and fenced for your privacy and enjoyment. The garage is equipped with an EV charger and its own 100 amp electrical panel, catering to modern lifestyles. The unfinished basement presents a blank canvas waiting for your personal touch. Plus, a side entrance could easily be installed, making it ideal for an income suite. Belmont has grand plans for the community including 2 schools, a brand new recreation center, a state of the art library and a future LRT station for ease of transportation. Don't miss out on this incredible opportunity—this is the DEAL OF A LIFETIME for the buyer who acts fast! Schedule your showing today and make this exceptional

home yours for well under market value! Pre-Listing Home Inspection available upon request, and home comes with full warranty!