

**45 Belmont Terrace SW**  
**Calgary, Alberta**

**MLS # A2185940**



**\$739,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,999 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, See Remarks		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Smart Home		

**Inclusions:** 3 TV mounts that are attached to the walls

\*OPEN HOUSE SAT JAN 11. 1PM - 4PM\* Welcome to 45 Belmont Terrace SW. This 2-storey single-family gem is a combination of modern design, comfort, and functionality. This home is well kept and upgraded in and out. You’ll find high-end finishes, stainless steel appliances with built-in oven and microwave, a large island with quartz countertops, double sinks with garburator and plenty of cabinet space for all your culinary needs. The garage proudly presents polyaspartic coated flooring and tools organizer, all made in 2020. AC installed in 2023. Cedar fence built in 2020. Two tier deck. Home is still under new home warranty until 2029. The lightings and oven are wifi smart controlled. Wired security cameras are managed and monitored by iPhones, included. The dining area is a great size and full of sun lights. Heading upstairs, you’ll find a space saving bonus room for an office or a rec room. The primary bedroom is a luxurious retreat, complete with a walk-through closet and a gorgeous 5-pc ensuite bathroom featuring his and her sinks, a walk-in shower and a jetted tub. Both of the secondary bedrooms are good size and feature walk-in closet. Basement is unfinished ready for your own development with roughed in plumbing for the future bathroom. Belmont is a vibrant community that offers the perfect balance between suburban tranquility & urban accessibility. With parks, schools, & shopping centers just minutes away, you’ll have everything you need right at your fingertips. Don’t miss the opportunity to make this beautiful Belmont property your new home. Schedule your private showing today!