

241 Belmont Street SW
Calgary, Alberta

MLS # A2194099



\$625,000

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,440 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully designed 2021-built duplex in the vibrant new community of Belmont! Offering modern living with an open floor plan and a total finished area of 1439.9 square feet, this home is perfect for families, first-time buyers, or investors looking for a prime location. Step inside to a bright and airy main floor featuring luxury vinyl planks, a generously sized living area with 9’ ceiling and dining area, perfect for entertaining. The kitchen boasts a cozy eating nook, ideal for morning coffee, quartz countertops, and a pantry. Lastly, a convenient 2-piece bathroom for guests completes your main floor. Upstairs, you’ll find three cozy bedrooms, a 4-piece bathroom, and a laundry room for added convenience. The primary suite, which also has 9’ ceiling, is a true retreat with a walk-in closet and a private 3-piece ensuite bath. Enjoy outdoor living with a large deck, private fenced backyard, and a double detached garage for all your parking and storage needs. This home also comes equipped with air-conditioning, ensuring comfort during warm summer months. The unfinished basement offers endless potential for customization—develop it into extra living space, a gym, or a rec room! Nestled in the fast-growing community of Belmont, this home is surrounded by parks, pathways, and future retail developments, with easy access to schools, shopping, and major roadways. Experience the best of suburban living in a thriving neighborhood designed for modern families. Don’t miss your chance to own this fantastic home—schedule a viewing today!