

# \$668,000 - 149 Belmont Way Sw, Calgary

MLS® #A2199391

**\$668,000**

4 Bedroom, 4.00 Bathroom, 1,459 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to your next investment or dream home, located in the vibrant and rapidly growing community of Belmont in Calgary, Alberta. This stunning, brand-new duplex offers exceptional quality, contemporary design, and the added benefit of a fully legal basement suite. Designed with exceptional craftsmanship, this home showcases top-tier materials and finishes, a thoughtfully designed open-concept main floor filled with natural light, and an upgraded appliance package that perfectly blends style and functionality. The fully legal basement suite, with a separate entrance, provides excellent income potential or an ideal space for multi-generational living. Belmont is a sought-after community known for its family-friendly amenities, including parks, playgrounds, scenic pathways, and open green spaces, offering the perfect balance of convenience and outdoor living. The nearby Township shopping center provides access to grocery stores, dining options, coffee shops, and essential services, making day-to-day living seamless. With easy access to major roads like Stoney Trail and Macleod Trail, this location ensures smooth connectivity to downtown Calgary and beyond. Whether you're an investor looking for strong rental potential or a homeowner seeking added financial flexibility, this property delivers exceptional value. Don't miss this incredible opportunity to own a brand-new, income-generating home in one of Calgary's most desirable



communitiesâ€”schedule your private viewing today

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2199391               |
| Price          | \$668,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,459                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 149 Belmont Way Sw |
| Subdivision | Belmont            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X5T2             |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |

|              |                                       |
|--------------|---------------------------------------|
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony                                                      |
| Lot Description   | Back Lane, Back Yard                                         |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 49              |
| Zoning         | R-Gm            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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