

# \$639,900 - 149 Belmont Drive Sw, Calgary

MLS® #A2220958

**\$639,900**

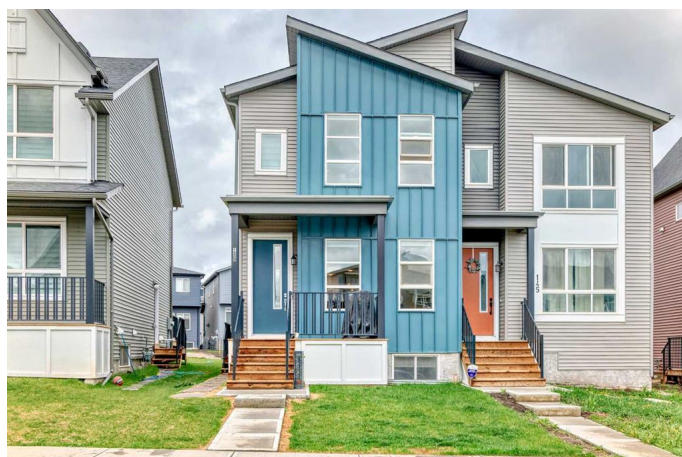
4 Bedroom, 4.00 Bathroom, 1,525 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

**\*\*Open Houses | Sat 11-2 & Sun 12-2\*\***

Welcome to this beautifully designed and modern home located in the vibrant and fast-growing community of Belmont in Calgary's SW. With incredible curb appeal and a contemporary exterior, this home offers the perfect blend of functionality, style, and income potential, thanks to its fully developed LEGAL basement suite with a private side entrance. Step inside to discover a bright, open concept main floor filled with natural light from oversized windows that create an inviting cross breeze throughout the home. Luxury vinyl plank flooring, soaring ceilings, and a modern lighting package elevate the main living space. At the front of the home, a spacious living room welcomes you with its warmth and charm, perfect for relaxing or entertaining guests. Continue through the open dining area to the heart of the home - a stunning chef inspired kitchen featuring sleek quartz countertops, custom tiled backsplash, full height white cabinetry, a large central island with breakfast bar seating, and a premium stainless steel appliance package including a hood fan and pantry for added storage. Large windows overlook the private backyard, filling the space with sunshine. A convenient 2pc bathroom and office space (perfect for work or study) complete the main level. Upstairs, you'll find a thoughtfully designed layout that includes a bright and spacious primary suite with a walk-in closet and a private 4pc ensuite bathroom featuring



tub/shower combo. Two additional good-sized bedrooms, a large 4pc bathroom, upper floor laundry, and a generous bonus room add flexibility and comfort for a growing family or work from home needs. What truly sets this home apart is the builder finished, fully self contained 1 bedroom LEGAL basement suite, ideal for multi-generational living, guests, or generating rental income. The suite features its own private entrance, full kitchen with appliances, 4pc bathroom, laundry room, storage space, and a comfortable living area. Situated in a quiet yet accessible location, youâ€™re just minutes from parks, pathways, shopping, schools, and major roadways. Whether youâ€™re looking for a place to call home or a smart investment opportunity, this home checks all the boxes. Donâ€™t miss your chance to own this exceptional property in one of Calgaryâ€™s most up and coming neighbourhoods. Book your private showing today!

Built in 2022

### Essential Information

MLS® #	A2220958
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,525
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	149 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0M9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	URBAN-REALTY.ca
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