

# \$549,900 - 241 Belmont Street Sw, Calgary

MLS® #A2214362

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

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 9â€™™ 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 9â€™™ 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 customizationâ€”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!

Built in 2021

### Essential Information

MLS® #	A2214362
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	241 Belmont Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	12
Zoning	R-2M

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.