

\$659,900 - 103 Belmont Gardens Sw, Calgary

MLS® #A2104813

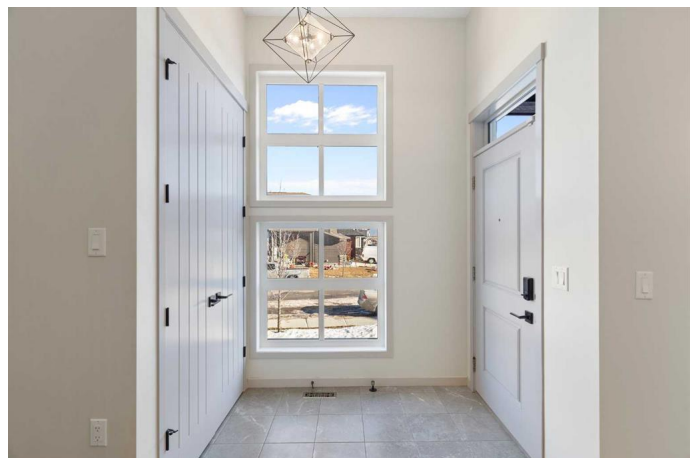
\$659,900

3 Bedroom, 3.00 Bathroom, 1,902 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

****OPEN HOUSE SATURDAY APRIL 6 FROM 2-4PM**** Step into the embrace of this inviting family haven nestled in the thriving Calgary South community of Belmont. This meticulously crafted residence boasts upgraded finishes, a spacious layout, and an abundance of natural light that sets it apart as a standout listing. As you enter, the foyer welcomes you with its generous proportions, leading you through large windows that illuminate both the front and back of the home. The main floor unfolds with an expansive and flexible open plan, adorned with 9' ceilings, creating an atmosphere of airiness and comfort. The living area is generously sized and features a modern fireplace, while a dining area at the rear overlooks the west-facing backyard. A delightful bonus is the centrally located nook, providing additional space across from the well-appointed kitchen. The kitchen is a culinary masterpiece, showcasing paint grade shaker cabinets reaching up to the ceiling, harmonizing with the top-notch black stainless steel Samsung appliance package. The paint, hardware, and quartz countertops add a touch of sophistication. A substantial pantry on the main floor caters to the envy of most families. Venture upstairs to discover three bedrooms, two full baths, and a versatile den that could effortlessly transform into a fourth bedroom. The primary bedroom boasts large west-facing windows, an exquisitely finished ensuite with a tile and glass shower (niche included), and a



walk-in closet featuring custom cabinetry. Adding convenience, a full laundry room is located on this floor, catering to the needs of a bustling family. The basement, with its 9' ceilings, holds promise for future development with bathroom rough-ins, a neatly tucked-away mechanical room, and two large windows offering a plethora of layout options. Step outside to a fenced west-facing backyard featuring a composite deck and concrete patio, complemented by ample space for a full double garage on the parking pad. With every detail meticulously considered, this residence is a rare find in Belmont. Act swiftly – this gem may not grace the market for long. Don't miss the opportunity to call this welcoming community home.

Built in 2018

Essential Information

MLS® #	A2104813
Price	\$659,900
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,902
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	103 Belmont Gardens Sw
Subdivision	Belmont
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 4H5

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, Rear Drive

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	April 19th, 2024
Days on Market	77
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.