

\$775,000 - 169 Belmont Green Sw, Calgary

MLS® #A2112555

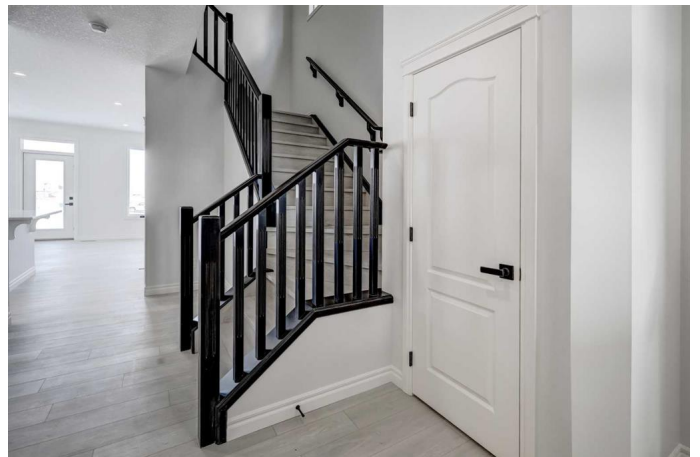
\$775,000

4 Bedroom, 3.00 Bathroom, 2,267 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

How would you like to move-into this Brand new home -with the upgrades & functional lay-out right before your eyes? Not to mention the eliminated construction waiting time, price inclusive of GST, and with immediate possession available. This over 2200 sq ft home has 4-bedrooms & 3 full baths. The large living room & bedroom windows allow natural daylight to brighten both the main & upper levels throughout the day. The spacious foyer leads onto a main level bedroom; a 4-piece bath and a functional open-concept kitchen-living-dining room lay-out.. There is a wall-mounted electric fireplace to warm-up the living room. The kitchen is equipped with a quartz countertop breakfast island. The walk-through pantry leads onto a mudroom with convenient access to the double-attached garage. The main floor has laminated- vinyl plank floorings and the staircase & the upper level flooring has been upgraded to laminated vinyl plank, as well. Instead of a stubwall, another upgrade in the upper level is the wooden spindle railing, for a brighter & elegant look. The upper level has a spacious bonus room, 2 good-sized bedrooms, a shared 5 piece bath (w/double sink) & the laundry room with side-by-side front-load washer & dryer set. The huge master's bedroom boasts of a walk-in-closet, a 5-piece (w/ double sink) and huge windows. All of the bathroom have quartz countertops, too. There is a separate side entrance for the unfinished basement. This has also been roughed-in for



a future washroom & there are 2 egressed windows for 2 future bedrooms or recreation rooms. This home is strategically located and is close to existing bus stops (Bus #78) ; a future LRT; the existing Somerset train station; shopping & future recreation & school sites. Come & view to appreciate!

Built in 2023

Essential Information

MLS® #	A2112555
Price	\$775,000
Sold Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,267
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	169 Belmont Green Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate
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	Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	May 1st, 2024
Days on Market	56
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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