

\$639,000 - 164 Belmont Villas Sw, Calgary

MLS® #A2113395

\$639,000

3 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

Welcome to the up and coming popular community of Belmont, a work in progress. Drive this quiet street to our cozy looking Morrison-built, Dexter model, 2 storey home with great curb appeal. Walk up a few steps and enter the comfortable ceramic tiled entry. Be amazed by the bright, inviting open concept floor plan. Scan the spacious Living Room area, warmed by the feature wall with remote controlled built-in linear electric fireplace, the generous Dining Room, then the gourmet Kitchen featuring an upgraded stainless steel appliance package, a sizable food pantry and a huge central island. Completing the main level is a 2 piece Powder Room and a back entry Mud Room complete with bench. Take the upgraded glass panel stairway upward past the wall of windows inviting in easter light to brighten the entire living area. Enter the spacious, inviting, Master Suite featuring a wonderful walk-in closet and a relaxing 4 piece Ensuite. Just down the hall, two more lovely family/guest Bedrooms sharing another 4 piece bathroom. Completing the Upper Level, a handsome laundry appliance set in a Laundry Closet. The lot is oversized, landscaped, cedar fenced, features a 10' x 12' cedar deck c/w a natural gas BBQ outlet, with a 20' x 22' Double Garage with room for a work bench. And still room for a Children's Play Area or Garden. Lower level awaits development, but note the manufactured (silent) floor, high efficiency furnace, HRV Unit, Smart Home



Technology. Location close to shopping, future schools, playgrounds, pathways, LRT, future recreation facility & quick access to Macleod Trail (downtown) and Stoney Trail (mountains).

Built in 2022

Essential Information

MLS® #	A2113395
Price	\$639,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	164 Belmont Villas Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W7

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior



Interior Features	Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Humidity Control
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Private, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	April 8th, 2024
Days on Market	21
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.