

\$699,900 - 35 Belmont Crescent Sw, Calgary

MLS® #A2114865

\$699,900

3 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to this charming Front Drive home nestled in the serene neighborhood of Belmont, SW Calgary. Boasting convenience and tranquility, this property offers easy access to key routes connecting you to the heart of Calgary and beyond. Step inside to discover a beautiful front foyer welcoming you into an inviting open main floor plan. The modern kitchen is equipped with a gas range, chimney hood, stainless steel appliances, a convenient kitchen island, and stylish darker cabinets, perfect for culinary enthusiasts. The adjacent living room exudes warmth with its electric fireplace, creating a cozy ambiance for relaxing evenings. The dining room seamlessly transitions to the well-maintained landscaped backyard through a patio door, ideal for enjoying outdoor gatherings or peaceful moments in nature. A 2pc bathroom, foyer, and walk-in pantry complete the main floor layout, offering practicality and ease of living. Upstairs, a spacious bonus room and laundry room provide added convenience for everyday living. The primary bedroom features an ensuite and walk-in closet, offering a private retreat for relaxation. Two additional bedrooms and a family washroom complete the upper floor, providing ample space for family and guests. The unfinished basement presents endless possibilities for customization and expansion according to your needs and preferences. Situated in Belmont, with boundaries defined by 194th Avenue, Sheriff King Street & 210th Avenue, this property



offers direct access to major thoroughfares such as Macleod Trail and Stoney Trail, ensuring effortless commuting and quick access to essential amenities. Don't miss out on the opportunity to make this well-maintained property your new home, where comfort, convenience, and tranquility converge seamlessly. Please call your favorite Realtor to book a Showing. Don't forget to watch the 3D Tour.

Built in 2022

Essential Information

MLS® #	A2114865
Price	\$699,900
Sold Price	\$705,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,888
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Belmont Crescent Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4N5

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 28th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
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