

\$789,999 - 196 Belmont Terrace Sw, Calgary

MLS® #A2121265

\$789,999

4 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

**STUNNING FRONT ATTACHED GARAGE
LEGAL BASEMENT SUITE HOME WITH
LOTS OF UPGRADES!!!**

Nestled on a quiet street in a mature neighbourhood, 196 Belmont Terrace SW is a charming, Detached home offering over 2,600 sq. ft of elegant living space with 3 bedrooms upstairs, and a one-bedroom Legal Basement Suite. Vinyl plank sprawls throughout the main floor from the front entrance onto the Foyer, the open concept Living room, Kitchen, Dining Room, Mud Room, and Powder Room. The heart of the main floor is the Upgraded Kitchen, with premium stainless-steel Appliances, Gas Cook top, quartz Counter tops, full heights Cabinets, Pantry, an Island/Bar seating for casual dining. This floor also boasts a convenient Powder Room with a large window for guests, a Dining Room with a beautiful chandelier, and a Living Room with an inviting electric Fireplace great for relaxing or entertaining family and friends. Natural light floods the home through the large Windows, exterior door, and Skylight on the staircase, creating a bright and airy ambiance throughout. Upgraded light fixtures and knock down ceiling also adds to this ambiance. Upstairs, the Master Bedroom beckons with a spacious layout, large walk-in closet, and plush carpeting underfoot. The 5-piece ensuite Bathroom features dual Sinks with quartz Countertops, a Large Mirror, toilet, beautiful tiles throughout the Floor, around the Soaker Tub, and the large Stand-Up Shower,



providing a private retreat for homeowners. 2 other Large Bedrooms with carpet Flooring and closets, a 4-piece Bathroom, Laundry room with shelving for convenience, and a large Bonus room that can also serve as a Home Office, completes the upstairs. Downstairs boasts a 1 BEDROOM LEGAL SUITE with beautiful finishes like vinyl plank Flooring from the separate Side Entrance through the stairs, onto the open Kitchen/Family Room. This floor also hosts beautiful stainless-steel appliances, an electric Cooktop, a good-sized Bedroom with a Closet, separate Washer and Dryer in the mechanical room, another Room without a window that can serve as extra storage space. The very exquisite Bathroom completes this basement with a large mirror, Sink with quartz Counter tops, beautiful Tiles on the floor and the walls of large Stand-Up Shower. Accessibility, storage, and relaxation in this shower is increased with a beautiful bench. A Double Attached Garage with a driveway for extra parking, and large composite Deck impeccably completes this home. This astounding home backs onto a scenic playground and is conveniently located minutes away from amenities such as Grocery stores, Restaurants, Cafes, Parks, and services like Schools, Transit, Hospital, Fire Station and Police. This is the perfect home for you; whether you want to Lease the entire house, Live Up and Rent Down, or live with multiple generations. Book your showings today! Please do not miss out on this gorgeous home!

Built in 2019

Essential Information

MLS® #	A2121265
Price	\$789,999
Sold Price	\$785,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	196 Belmont Terrace Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Smart Home, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Boiler, Electric, Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Family Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Zero Lot Line
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 19th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	D Gees Realty Inc.
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