

\$679,999 - 25 Belmont Drive Sw, Calgary

MLS® #A2135220

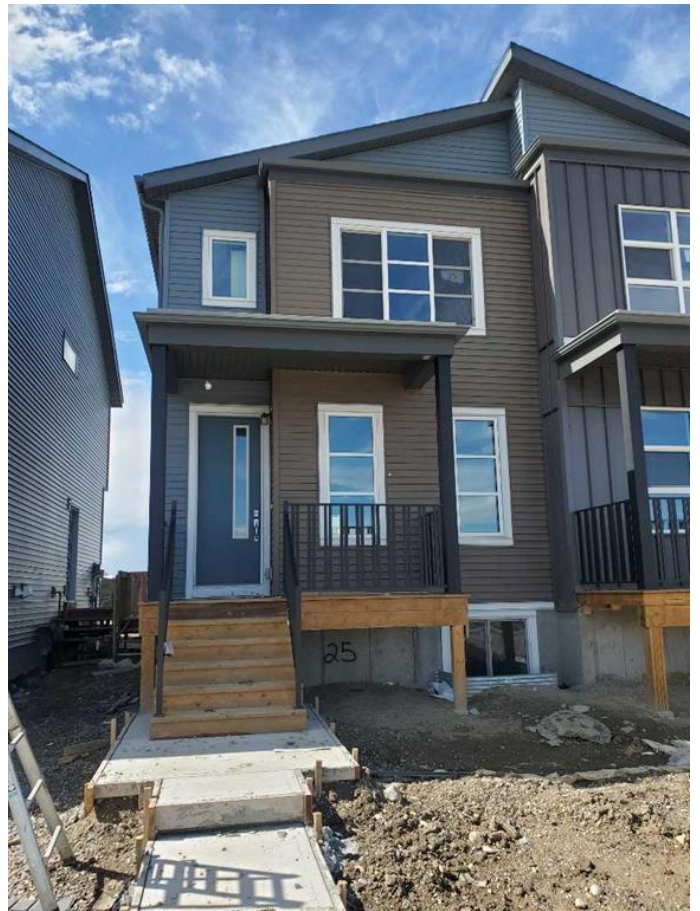
\$679,999

4 Bedroom, 4.00 Bathroom, 1,526 sqft

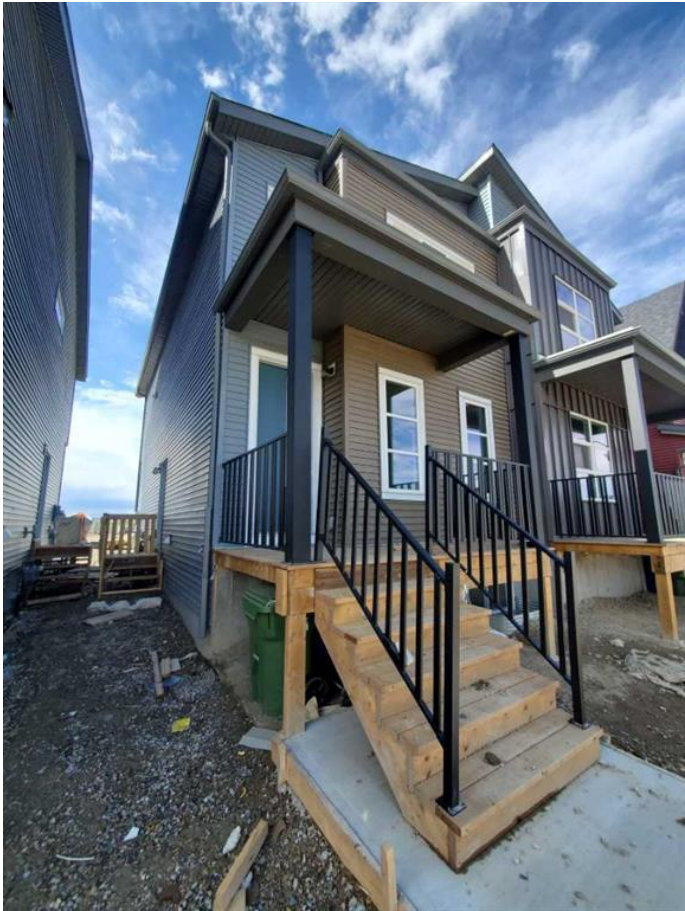
Residential on 0.07 Acres

Belmont, Calgary, Alberta

Welcome to "Sasha", this brand-new semi-detached home built by Homes by Avi with an upper bonus room and a pocket office space on the main floor is a perfect opportunity for any investor looking to build their portfolio and generate solid income in the rental market with a fully developed lower legal secondary suite "live up and rent down mortgage helper, nanny or in-law suite for any first-time home buyer! This beautiful home features over 2,000 sq. ft of living space on 3 levels. The front veranda is the perfect place to enjoy your morning coffee and leads through to the open and bright main floor plan with a rare kitchen ideal for those big parties. The main floor has a luxury vinyl plank flooring flowing effortlessly from the front foyer, large living/dining room area and to the spacious gourmet kitchen with stainless steel appliance package, quartz counters, custom tile backsplash and custom cabinetry. Large pantry space and 2-piece powder room, and mudroom area providing access to the backyard. The upper level has been completed with a bonus/TV area, 3 bedrooms including the master suite with a large walk-in closet and 3-piece ensuite complete with custom tile flooring, quartz counter, custom cabinetry and oversized shower plus a private laundry area and 4-piece main bath with high quality finishing™s and soaker tub. The basement is a one-bedroom legal suite completed by the builder and features a spacious kitchen with the same high quality



finishingâ€™s as the main including Whirlpool appliance package, living/dining area, bedroom with a large walk-in closet and 4-piece bath plus a separate laundry area including a stackable washer and dryer. No expense was spared for the luxurious upgrades including upgraded flooring throughout, knockdown ceilings, fixtures, lighting, electrical and all appliances. This lovely home is situated in the prestigious Belmont community SW only 20-minute drives downtown and 5-minute drive to the train station. Call today and book a showing.



Built in 2024

Essential Information

MLS® #	A2135220
Price	\$679,999
Sold Price	\$680,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	25 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4Z6

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Out, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 12th, 2024
Days on Market	18
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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