

\$559,900 - 450 Belmont Avenue Sw, Calgary

MLS® #A2138581

\$559,900

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.05 Acres

Belmont, Calgary, Alberta

NO CONDO FEES on this picture perfect 3 bedroom townhome in the SW community of Belmont. Optimal curb appeal with beautiful landscaping, iron railings and Craftsman styling will have you falling in love at first sight. The front entrance is spacious and well lit thanks to a glass front door complete with transom window. The open concept design offers both style and functionality. At the back is a bright and sunny kitchen that is on trend with darker grey cabinetry, white quartz countertops and gleaming stainless steel appliances. A counter height breakfast bar with seating is between the kitchen and the centre dining area which flows seamlessly into the living room. This popular lay out lends itself well to entertaining as well as everyday family life. Upgrades include 9'™ ceilings and luxury vinyl plank flooring throughout the main floor. A large mudroom with storage and a bench just off the back door will keep your busy family tidy and organized. A guest powder room rounds out this main level. Upstairs you'll find 3 nice sized bedrooms including the primary with its own beautifully finished 4 pc ensuite and large walk in closet. The other 2 bedrooms share the main bath. You're going to love the convenience of upstairs laundry. The basement is unspoiled and ready for your finishing touches if you'd like to expand your living space. The immaculate backyard is your own private little oasis. Fully fenced with a 2 tiered deck and lovely landscaping you are going love



spending time out here all spring and summer long. Last but not least this home includes a double garage with back alley access. Youâ€™re going to love living in Belmont. This newer community provides access to all amenities that support the essentials of day-to-day living like schools, shopping and transit as well as plenty of recreational opportunities with parks, pathways, ponds and more. Avoid traffic jams and bottlenecks with 3 access roads to take you anywhere you need to be. Donâ€™t delay on booking your showing today. This is a hot listing that wonâ€™t last long.

Built in 2021

Essential Information

MLS® #	A2138581
Price	\$559,900
Sold Price	\$552,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.05
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	450 Belmont Avenue Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 10th, 2024
Days on Market	4
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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