

\$650,000 - 269 Belmont Street Sw, Calgary

MLS® #A2150137

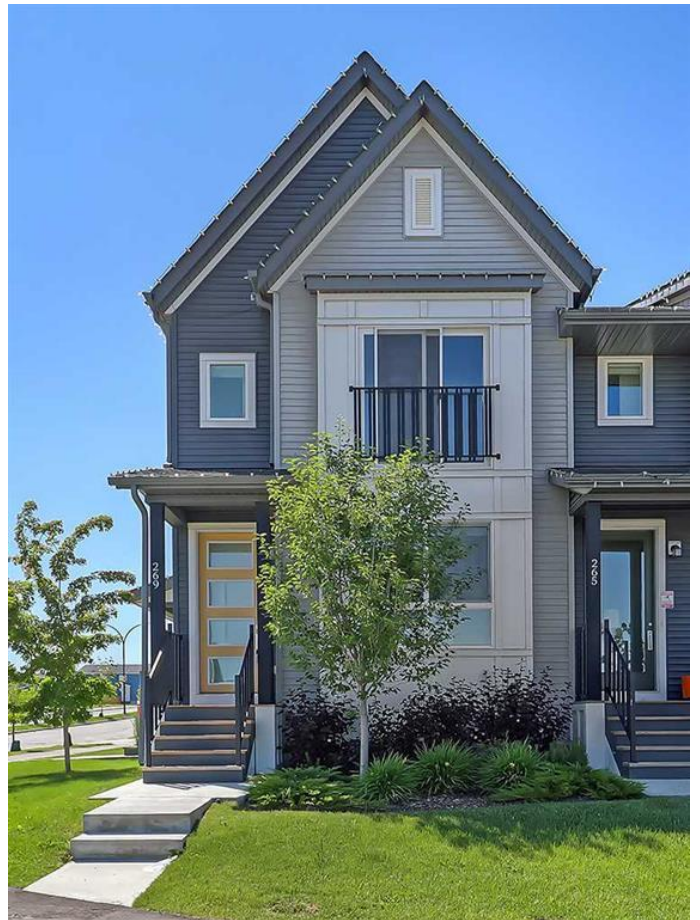
\$650,000

3 Bedroom, 3.00 Bathroom, 1,541 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

Brand new & fully loaded, this former AVI Showhome on a corner lot with fully finished, heated double garage is ready for it's first occupant! Former showhome status means this home has been upgraded with all the bells & whistles. From the moment you pull up you will appreciate the clean curb appeal and the fully finished green landscaping. Step inside the home and notice the abundance of beautiful natural sunlight flowing throughout this open concept home thanks to the home being on a corner lot that allows for extra windows on the side that most other homes can't have. The combination of being a former showhome AND on a corner means the window upgrades are maxed out for numbers and size. This is a very costly and valuable upgrade that should not be overlooked as it lends to having all that "happiness" sunshine home. Other notable upgrades include upgraded LVP flooring, Central Air Conditioning, knocked down ceilings, built in speaker system throughout the home, stunning upgraded lighting, gourmet kitchen with stainless steel appliance package, quartz counters, custom tile backsplash and custom cabinetry complete with large pantry. This "Sasha" model is one of Avi's best selling semi-detached and it's easy to see why. This 3 bedroom, 3 bathroom layout also offers an upper bonus room and a pocket office space that's neatly tucked away on the main floor. Oversized living room and dining area makes entertaining easy. Towards the back a 2-piece



powder room is privately stashed away with a convenient mudroom area providing access to the backyard. Separate side entrance with a basement that's already fully roughed in for a future kitchen & suite makes for a smart investment. Upstairs all 3 bedrooms are good sized especially the extra spacious primary bedroom. The primary boasts vaulted ceilings, a private Juliette balcony, large walk-in closet and 3 piece ensuite. Enjoy conveniences like upstairs laundry and built-in BBQ gas line on your back deck. A full side deck is also available to maximize the outdoor space and also for any future basement occupants to have for their private entrance and use (a secondary suite would be subject to approval and permitting by the city). Belmont is only 25 minutes drive to downtown Calgary, minutes to Stoney Trail and the major shopping amenities of Shawnessy Shopping Center. One of the most loved features of this community is the many planned pathways and playgrounds which will fully link the community together when completed. Take a stroll through the many nearby parks, visit the farmers' market, or simply grab some groceries from the nearby Sobey's. Book a private showing today to see this stunning model home before it's gone!

Built in 2020

Essential Information

MLS® #	A2150137
Price	\$650,000
Sold Price	\$637,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,541
Acres	0.09

Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold



Community Information

Address	269 Belmont Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 9th, 2024

Days on Market	22
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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