

\$599,000 - 47 Belmont Gardens Sw, Calgary

MLS® #A2156908

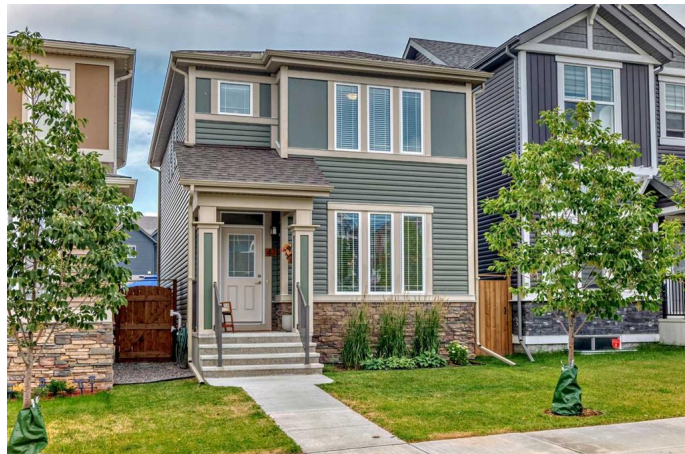
\$599,000

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

Presenting the immaculate Jayman Builtâ€“Destiny 20 Model 2-level home, boasting numerous modern upgrades with SEPARATE back ENTRANCE that can be locked off with basement suite potential (A secondary suite would be subject to approval and permitting by the city/municipality). As you enter, you'll be captivated by the spacious open-concept layout, featuring soaring ceilings, bathed in natural light from a wall of windows on the main level. The upgraded luxury vinyl plank flooring seamlessly connects the living room, dining room, and kitchen areas. The kitchen is a chef's dream, with ample quartz counter space, high-end cabinets and drawers, and stainless steel appliances. Moving upstairs, you'll find a convenient upper-floor laundry room equipped with a side-by-side front load washer and dryer. The primary bedroom offers a walk-in closet and a luxurious 3-piece ensuite bathroom. The two additional bedrooms are generously sized and share a full 4-piece bathroom. The basement boasts high ceilings, roughed-in 3-piece bathroom plumbing, and is primed for future development. Outside, the sunny south-facing backyard is fully fenced and provides ample space for your dream garage. This home is equipped with HunterDouglas window coverings, high-efficiency furnace, an HRV unit for heat recovery ventilation, a tankless on-demand hot water heater, and triple pane windows. The deck is ready for your BBQ adventures with a



gas hook-up, and the property is also roughed-in and prepared for solar panels. Located in the community of Belmont, this exceptional family home is surrounded by amenities. The state-of-the-art Belmont Mounds of Fun playground offers endless entertainment for young kids, with plans for five additional playgrounds as well as a new Southwest Fieldhouse at Belmont soon to break ground. 40 acres of parks and pathways, and two future schools. Don't miss out on this incredible opportunity!

Built in 2018

Essential Information

MLS® #	A2156908
Price	\$599,000
Sold Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Belmont Gardens Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H8

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Outside, Parking Pad, Unpaved

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 25th, 2024
Days on Market	41
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.