

# \$705,000 - 228 Belmont Boulevard Sw, Calgary

MLS® #A2191996

**\$705,000**

4 Bedroom, 4.00 Bathroom, 1,417 sqft  
Residential on 0.06 Acres

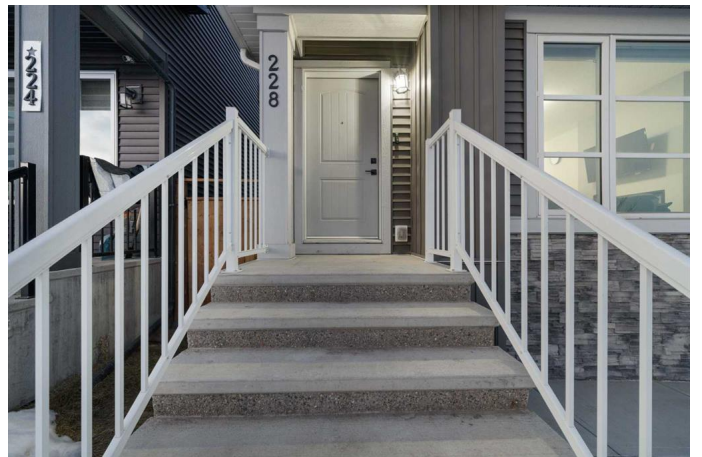
Belmont, Calgary, Alberta

Nestled in the highly sought-after community of Belmont, this stunning 4-bedrooms home offers the perfect blend of modern comfort and future potential. Located directly across from a future school set to break ground in 2025, this property is ideal for families looking for long-term convenience. A bus stop right across the street ensures easy access to public transportation, making daily commutes effortless.

Step inside to an open-concept main floor featuring a spacious living and dining area, perfect for entertaining guests or enjoying cozy family moments. The electric fireplace adds warmth and ambiance, creating a welcoming atmosphere. The modern kitchen is designed with sleek quartz countertops, which extend into the bathrooms, offering both elegance and durability.

Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet and ensuite bathroom. Two additional well-sized bedrooms share a common bathroom, making this home ideal for growing families. For added convenience, the second-floor laundry eliminates the hassle of carrying laundry up and down the stairs.

This home also boasts impressive upgrades, including a concrete patio perfect for outdoor gatherings and a concrete side walkway for easy access. An installed air conditioning



system ensures year-round comfort, while the double detached garage provides ample parking and storage. Additionally, the side walkway leads to a legal basement with a separate entrance, making it an excellent option for investment or extended family living.

Belmont is a thriving community with exciting future developments, including two new schools, a state-of-the-art recreation center, and a modern public library. With these upcoming amenities, property values are set to rise, making this home a smart long-term investment.

Don't miss this incredible opportunity! Contact us today to schedule a viewing.

Built in 2022

### Essential Information

MLS® #	A2191996
Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,417
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	228 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2X 4W6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Oversized  
# of Garages 2

### Interior

Interior Features Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer  
Heating Fireplace(s), Forced Air, ENERGY STAR Qualified Equipment, High Efficiency, Humidity Control  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Decorative  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Zero Lot Line  
Roof Asphalt Shingle  
Construction Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 7th, 2025  
Days on Market 57  
Zoning R-G

### Listing Details

Listing Office CIR Realty

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