

# \$588,000 - 241 Belmont Street Sw, Calgary

MLS® #A2207664

**\$588,000**

3 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully designed 2021-built duplex in the vibrant new community of Belmont! Offering modern living with an open floor plan and a total finished area of 1439.9 square feet, this home is perfect for families, first-time buyers, or investors looking for a prime location. Step inside to a bright and airy main floor featuring luxury vinyl planks, a generously sized living area with 9'™ ceiling and dining area, perfect for entertaining. The kitchen boasts a cozy eating nook, ideal for morning coffee, quartz countertops, and a pantry. Lastly, a convenient 2-piece bathroom for guests completes your main floor. Upstairs, you'll find three cozy bedrooms, a 4-piece bathroom, and a laundry room for added convenience. The primary suite, which also has 9'™ ceiling, is a true retreat with a walk-in closet and a private 3-piece ensuite bath. Enjoy outdoor living with a large deck, private fenced backyard, and a double detached garage for all your parking and storage needs. This home also comes equipped with air-conditioning, ensuring comfort during warm summer months. The unfinished basement offers endless potential for customization—develop it into extra living space, a gym, or a rec room! Nestled in the fast-growing community of Belmont, this home is surrounded by parks, pathways, and future retail developments, with easy access to schools, shopping, and major roadways. Experience the best of suburban living in a thriving neighborhood designed for



modern families. Don't miss your chance to own this fantastic home—schedule a viewing today!

Built in 2021

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207664               |
| Price          | \$588,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,440                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 241 Belmont Street Sw |
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4W8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                |
| Heating           | Forced Air, Natural Gas                                                                                     |

|              |                  |
|--------------|------------------|
| Cooling      | Central Air      |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 18              |
| Zoning         | R-2M            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.