

# \$639,900 - 260 Belmont Way Sw, Calgary

MLS® #A2184168

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,523 sqft  
Residential on 0.07 Acres

Belmont, Calgary, Alberta

Welcome to a BRAND-NEW, NEVER-LIVED-IN, THOUGHFULLY UPGRADED HOME that perfectly combines elegance and practicality. Designed to impress, this stunning home comes with full builder warranties, ensuring your peace of mind from day one. The main floor boasts an open-concept layout, flooded with natural light from big windows. The spacious living area seamlessly transitions into a stylish dining space and a chef-inspired kitchen. KITCHEN IS BEAUTIFULLY DESIGNED with soothing colors of cabinets, quartz countertops, extra drawers with slow closing features and all appliances have been upgraded. The dedicated pantry space is helpful for extra storage. The kitchen is a masterpiece that promises to delight both culinary enthusiasts and everyday cooks alike. Upstairs, a VERSATILE LOFT AREA awaits, ideal for relaxation, entertainment or use it as for work from home space. The luxurious primary bedroom offers a serene retreat with its generous size and a spa-like ensuite bathroom that comes with double vanity. Two additional bedrooms and a second full bathroom provide ample space for your family and guests. The unfinished BASEMENT is a standout feature with a SEPARATE ENTRANCE, soaring 9-foot ceilings, plumbing rough-ins for a future bathroom, and enlarged 2 windows that flood the space with light. The furnace has been strategically relocated to maximize usable space, offering endless potential for



customization. Note the extra big 27.33x111.55 feet lot size. Location is everything, and this home delivers everything. Belmont is a vibrant, master-planned community in Southwest Calgary, offering exceptional amenities and convenience. It features the state-of-the-art Belmont Mounds of Fun playground, 40 acres of parks and pathways, and plans for five more playgrounds, two schools, a recreation center, and a library. With seamless connectivity via Macleod Trail, Stoney Trail, Shawnessy train station and a future LRT station just 500 meters away, commuting is effortless. Shopping, dining, and services are minutes away, including Sobey's, Shoppers Drug Mart, and Shawnessy Village Shopping Centre. Perfect for families and commuters, Belmont promises style, functionality, and endless opportunities. Schedule your appointment to visit this house to make it your home.

Built in 2024

### Essential Information

MLS® #	A2184168
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	260 Belmont Way Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5T6

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in, Vinyl Windows, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas, Central, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Front Yard, Back Yard, City Lot, Cleared, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	82
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX House of 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.