

\$699,999 - 84 Belmont Green Sw, Calgary

MLS® #A2194297

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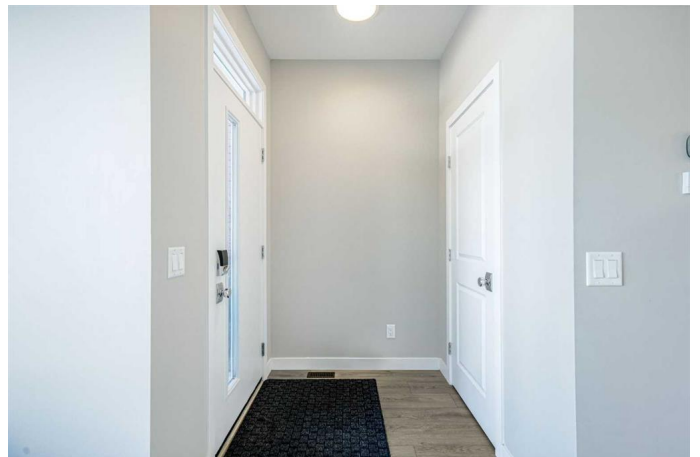
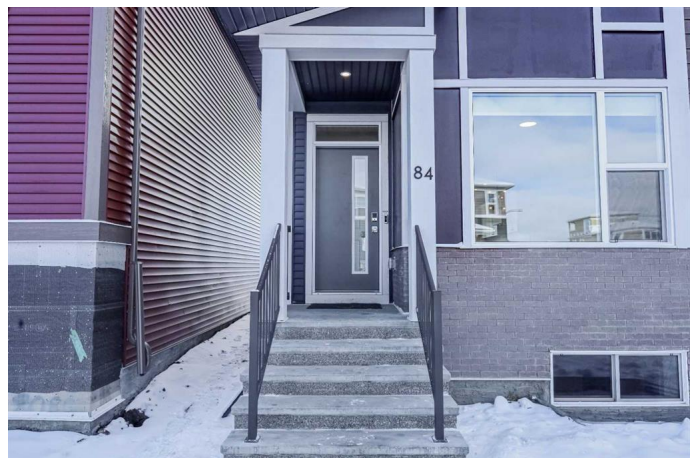
4 Bedroom, 4.00 Bathroom, 1,446 sqft
Residential on 0.06 Acres

Belmont, Calgary, Alberta

Click brochure link for more details. Welcome to 84 Belmont Green! This recently built home in Calgary's Southwest is a high performer, boasting 10 solar panels, BuiltGreen standard energy efficiency, UV-C light purification, an optimized furnace with Merv 13 filters and HRV unit, a Navien tankless hot water heater, air conditioning rough-in, stunning quartz countertops, a spacious pantry, and Smart Home Technology solutions.

84 Belmont Green displays stunning craftsmanship and thoughtful design. The 2-storey laned home includes 3 bedrooms and 2.5 baths, in addition to a fully developed secondary LEGAL suite.

The main floor offers an outstanding design for the most discerning buyer. Discover an extensive open layout, containing a gourmet kitchen with a beautiful center island and sleek stainless-steel appliances. Your life here will be made easy by the Whirlpool French Door Refrigerator with built-in icemaker, top range electric stove, Panasonic microwave, and fitted Broan cabinet hood fan. The kitchen flows seamlessly into the adjacent dining and living rooms, overlooked by banks of large, triple-pane windows that invite in an abundance of natural daylight. To complete this level is a wide pantry, convenient half



bath, and quaint mudroom that trails out into the backyard, where you will find enough room to build your own detached double-car garage and create the lawn of your dreams after the approval of any necessary development permits from the city.

On the upper level, you will enjoy 3 gorgeous bedrooms, 2 full bathrooms, a laundry room, and linen closet The primary bedroom boasts a sizable walk-in closet and 3pc ensuite with an upgraded walk-in shower.

The basement is a tastefully finished secondary LEGAL suite with a huge earning potential. It has 9 foot raised ceilings, quartz countertops, and a convenient side entry. It's equipped with a complete range of stainless-steel appliances – an electric range stove, fridge, dishwasher, and microwave – and presents its own washer, dryer and full size shower.

Your property is mere minutes from Holy Child K-9 School, the Somerset-Bridlewood train station, Stoney trail highway, and much more. Enjoy the lifestyle you and your family deserve in this wonderful community of Belmont.

Built in 2023

Essential Information

MLS® #	A2194297
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,446

Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	84 Belmont Green Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5E3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks, Storage, Solar Tube(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2025
Days on Market	28
Zoning	R-G

Listing Details

Listing Office

Honestdoor Inc.

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