# \$665,000 - 160 Belmont Boulevard Sw, Calgary

MLS® #A2227161

#### \$665,000

4 Bedroom, 4.00 Bathroom, 1,510 sqft Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this impeccably maintained and fully finished home in the vibrant, family-friendly community of Belmontâ€"this home has it all! Thoughtfully designed with comfort, style, and function in mind, it features central air conditioning, a fully developed basement, a separate side entrance, professionally landscaped yard, and a double detached garage. The main floor offers a bright and open layout with stylish modern finishes and a well-appointed kitchen with stainless steel appliances and ample cabinetry. Upstairs, you'll find a serene primary suite, two additional spacious bedrooms, a 4-piece main bath, and a versatile office/denâ€"ideal for working from home or creating a cozy reading nook. The fully developed basement features 9-foot ceilings, a large rec room, fourth bedroom, and full bathroom. With the separate side entrance, thereâ€<sup>™</sup>s potential to convert the space into a suite (subject to approval and permitting by the city)â€"endless possibilities for multi-generational living, guests, or future rental income. Outside, enjoy your own private oasis with a tastefully designed deck and low-maintenance landscapingâ€"perfect for relaxing or entertaining. This non-smoking, pet-free home shows pride of ownership and is truly move-in ready. Belmont is a growing southwest Calgary community with exciting plans for future schools, an LRT stop, a Rec Centre and moreâ€"making this a home you'II love today and a smart investment







for the future.

Built in 2021

## **Essential Information**

MLS® #	A2227161
Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.06
Year Built	2021
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

160 Belmont Boulevard Sw
Belmont
Calgary
Calgary
Alberta
T2X 4W3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,		
	Open Floorplan, Quartz Counters, Walk-In Closet(s), Pantry		
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood,		
	Refrigerator, Washer/Dryer, Central Air Conditioner		
Heating	Forced Air		
Cooling	Central Air		

Has Basement Basement	Yes Full, Finished
Exterior	
Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Landscaped, Back Lane, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	61
Zoning	RG

## **Listing Details**

#### Listing Office Century 21 Bravo Realty

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