\$620,000 - 296 Belmont Boulevard Sw, Calgary

MLS® #A2186222

\$620,000

2 Bedroom, 3.00 Bathroom, 1,719 sqft Residential on 0.07 Acres

Belmont, Calgary, Alberta

SPRING SALE, PRICE REDUCED! Welcome to this exceptional 2 storey laned home blending the aesthetics of modern sophistication and classic styling. Formerly a SHOWHOME, this property is designed for those who appreciate style, functionality and want a home that will impress! *Spacious Living: Enjoy 2 generous bedrooms plus a versatile loft that can be used as a home office, media space, bonus room etc. Convenient upper laundry. Gorgeous ensuite with dual basin sinks and a custom tile shower.

*Grand Great Room: Open-to-above design, allowing natural light to flood in through large windows, creating a warm and inviting atmosphere along with the fireplace feature with mantle, tile surround and raised hearth. *Gourmet Kitchen: Featuring elegant Caesarstone concrete countertops, upgraded black and gold hardware, lighting and fixtures, stainless steel appliance package includes a gas stove and modern tile that perfectly complements the overall aesthetic. *Home Management & Beverage Centre: Equipped with built-ins and a bar fridge to help you organize and entertain with ease.

*Stylish Touches: Experience the perfect blend of industrial and boho decor, highlighted by white oak flooring, upgraded railings, black and gold touches.

*Outdoor Details: Step outside onto your finished deck, complete with a gas line for your BBQ, and convenience of a bus stop right out







front.

*Comfort & Ease: Enjoy central air for those warm summer days and irrigation lines for ease of keeping the plants in bloom. *Window Treatments: Hunter Douglas blinds throughout provide both style and privacy. *Gemstone Lights: Illuminate your outdoor space with these eye-catching lights, adding a touch of magic to your evenings all year round!

Enjoy a visit today, you'll be impressed!

Built in 2021

Essential Information

| MLS® # | A2186222 |
|----------------|-------------|
| Price | \$620,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,719 |
| Acres | 0.07 |
| Year Built | 2021 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 296 Belmont Boulevard Sw |
|-------------|--------------------------|
| Subdivision | Belmont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4W6 |
| | |

Amenities

| Parking Spaces | 2 |
|----------------|-------------|
| Parking | Parking Pad |

Interior

| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|---|
| Appliances | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Gas Range |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Great Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| Date Listed | January 10th, 2025 |
|----------------|--------------------|
| Days on Market | 98 |
| Zoning | R-G |

Listing Details

Listing Office Ally Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.