$770,000 - 55 Belmont Heath Sw, Calgary
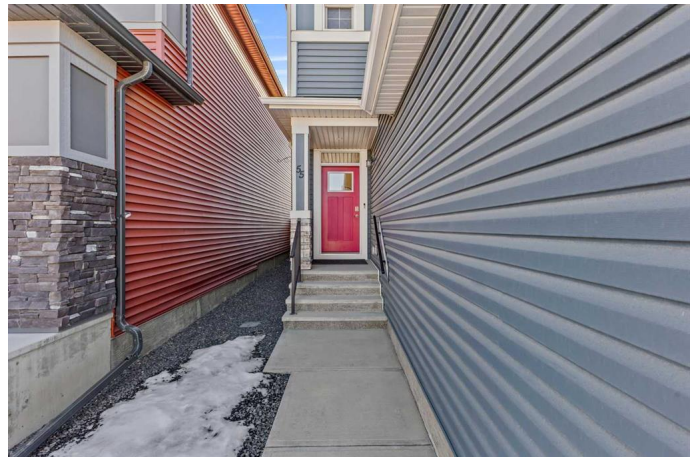
MLS® #A2209349

$770,000

4 Bedroom, 4.00 Bathroom, 2,140 sqft
Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to this EXCEPTIONAL fully developed Trico built 4 bed/3.5 bath family home in the desirable SW community of Belmont, featuring numerous thoughtful upgrades throughout. Walking into the welcoming large foyer, you'll immediately be impressed by the 9' ceilings, luxury vinyl plank flooring and the sunlight flooding into the open concept main floor. The spacious kitchen features a large rectangular island, two tone white & navy cabinetry, quartz countertops, built in pantry, 5 burner gas range, and built in microwave, ideal for the gourmet in the family. The generous dining area (which can easily seat 6-8 ppl) and comfortable living room make this ideal for entertaining family & friends. The large sunny windows overlook the extra deep south facing backyard, which features a large deck with plenty of room for both dining & lounging & BBQ gas line, perfect for al fresco dinners on warm evenings, and plenty of grass for both kids & fur babies alike to play. A 2 pc powder room completes the main floor. The double attached garage is extra deep and can fit a full size pickup & car side by side, so no more snow clearing on cold winter mornings. Upstairs you'll find a great bonus room w/tray ceiling & sunny transom window, perfect for family movie nights. The generous primary suite features large windows, a good sized walk in closet and serene 5 pc ensuite with a double vanity w/quartz counter, soaker tub & HUGE walk in shower. The coveted upstairs laundry room,

two additional good sized bedrooms & 4pc bath complete the upper floor. In the builder developed basement you'll find a large recreation room for the kids & a flex space, perfect for a home gym. A good sized bedroom w/walk in closet and 4 pc bath complete the lower level. Additional features include easy lift top down/bottom up cellular blinds throughout, reverse osmosis, water softener and TV cord conduits on each level. The community of Belmont is ideal for families, with km's of walking & biking paths, an award winning playground just around the corner, skate park and is walking distance to an off leash park just over in Yorkville. Just minutes to the restaurants, shops & services in Silverado Marketplace and Township Legacy, Spruce Meadows and easy access to both MacLeod Trail & Stoney Trail, this ideal home won't last! Book your showing today!

Built in 2020

Essential Information

MLS® #	A2209349
Price	$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,140
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	55 Belmont Heath Sw
Subdivision	Belmont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	27
Zoning	R-G

Listing Details

Listing Office	eXp Realty