

# \$619,900 - 149 Belmont Way Sw, Calgary

MLS® #A2216988

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,461 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

!!OPEN HOUSE SUNDAY MAY 25th, 12pm-2pm!! Welcome to Belmont, best known as Calgary's "Boredom Free Zone" From townhomes and laned homes to front drive and paired homes – each with its own yard – Belmont has all the indoor and outdoor space your family needs to move and grow. Enjoy ultra-livable layouts, kid-centric play spaces, a new school coming soon and walking trails that the family dog is sure to love. Tired of spending hours in traffic? Belmont offers three major access roads including Sheriff King St, 194th and 201st Ave, assisting to connect its quiet streets to the rest of Calgary, so you can quickly reach everything you need. As Belmont continues to blossom, the local amenities will too. Area plans include a City of Calgary Recreation Centre to be built along 210th Ave SW, beside a future library and high school site. A transit centre is also planned to include a future LRT stop on the east side of the community, which will make it even easier to stay connected. Welcome to your NEW home! Built in 2024 this Homes By Avi designed duplex features 4 bedrooms, 3 and 1/2 baths, a fully finished Legal Suite, and upgraded appliances. In the kitchen you are sure to be impressed by the soaring ceilings and ample amount of counter/cupboard space all while maintaining a modern, pristine design. Upstairs you will find the generously sized master suite with a walk in closet with ensuite, two more bedrooms, a separate laundry room as well as the main 4



piece bath! Whether you are hoping for an income generating property or simply to have the means to host guests for an extended period of time, this home comes fully equipped with a legal basement suite move in ready! Don't miss out on a wonderful opportunity to relocate your family to one of Calgary's most family friendly communities! Book your showing and start envisioning your future here!

Built in 2024

**Essential Information**

MLS® #	A2216988
Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	149 Belmont Way Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5T2

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	62
Zoning	R-Gm

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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