

# \$735,000 - 96 Belmont Terrace Sw, Calgary

MLS® #A2260716

**\$735,000**

3 Bedroom, 3.00 Bathroom, 1,937 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

FORMER SHOWHOME | GEMSTONE LIGHTS | TRIPLE PANE WINDOWS | OVERSIZED GARAGE | BUILT IN SPEAKERS | CENTRAL A/C. Welcome to this exceptional former showhome in the vibrant community of BELMONT, where THOUGHTFUL DESIGN meets EVERYDAY LUXURY. From the moment you arrive, this home stands out with its CUSTOM GEMSTONE LIGHTING and OVERSIZED GARAGE, perfect for larger vehicles or extra storage. Step inside to discover a BRIGHT OPEN CONCEPT MAIN FLOOR with WIDE PLANK VINYL FLOORING, HIGH 9 FT CEILINGS, an inviting LIVING AREA WITH GAS FIREPLACE, and a CHEFâ€™S KITCHEN equipped with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a WALK IN PANTRY, and sleek CABINETRY. A SKYLIGHT ABOVE floods the space with natural light, enhancing the airy feel. Upstairs, you will find a SPACIOUS BONUS ROOM WITH HIGH CEILINGS, a serene PRIMARY SUITE WITH SPA INSPIRED 5 PIECE ENSUITE and WALK IN CLOSET, plus TWO MORE GENEROUS BEDROOMS and a conveniently located LAUNDRY ROOM. TRIPLE PANE WINDOWS throughout provide ENERGY EFFICIENCY and a WHISPER QUIET INTERIOR. The entire home is wired for sound with IN CEILING SPEAKERS and a HIGH END AMPLIFIER SYSTEM, ideal for entertaining or enjoying your favourite playlists in style. Stay



cool in summer with CENTRAL AIR  
CONDITIONING and enjoy the MODERN  
ELEGANCE of every corner in this  
professionally designed space. The  
BASEMENT offers a blank canvas, ready for  
your custom vision with LARGE WINDOWS  
and PLUMBING ROUGH INS. This is the  
perfect blend of SHOWHOME QUALITY  
FINISHES and REAL WORLD  
FUNCTIONALITY in one of Calgary's  
most desirable communities.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260716    |
| Price          | \$735,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,937       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 96 Belmont Terrace Sw |
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4H5               |

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Oversized |

# of Garages 2

## Interior

Interior Features Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 29th, 2025

Days on Market 14

Zoning R-G

## Listing Details

Listing Office Town Residential

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