

# \$668,000 - 149 Belmont Way Sw, Calgary

MLS® #A2199391

**\$668,000**

4 Bedroom, 4.00 Bathroom, 1,459 sqft  
Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to your next investment or dream home, located in the vibrant and rapidly growing community of Belmont in Calgary, Alberta. This stunning, brand-new duplex offers exceptional quality, contemporary design, and the added benefit of a fully legal basement suite. Designed with exceptional craftsmanship, this home showcases top-tier materials and finishes, a thoughtfully designed open-concept main floor filled with natural light, and an upgraded appliance package that perfectly blends style and functionality. The fully legal basement suite, with a separate entrance, provides excellent income potential or an ideal space for multi-generational living. Belmont is a sought-after community known for its family-friendly amenities, including parks, playgrounds, scenic pathways, and open green spaces, offering the perfect balance of convenience and outdoor living. The nearby Township shopping center provides access to grocery stores, dining options, coffee shops, and essential services, making day-to-day living seamless. With easy access to major roads like Stoney Trail and Macleod Trail, this location ensures smooth connectivity to downtown Calgary and beyond. Whether you're an investor looking for strong rental potential or a homeowner seeking added financial flexibility, this property delivers exceptional value. Don't miss this incredible opportunity to own a brand-new, income-generating home in one of Calgary's most desirable



communitiesâ€”schedule your private viewing today

Built in 2024

### Essential Information

MLS® #	A2199391
Price	\$668,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,459
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	T2X5T2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	40
Zoning	R-Gm

### **Listing Details**

Listing Office	Charles
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