



**GRASSROOTS**  
REALTY GROUP

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**37 Belmont Common SW**  
**Calgary, Alberta**

**MLS # A2233642**



**\$815,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,449 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Gazebo, Lawn, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Walk-In Closet(s), Wet Bar		

**Inclusions:** Swing set, Wi-fi Extender, Blinds, Metal garden boxes, Bunkbed (no mattresses), Frame TV, Gazebo, Main Floor Desk, Main Floor Drapes

This house is a total gem in Belmont—no HOA fees, backing onto a quiet path that leads to a park just a few doors down, and loaded with features that make everyday living feel just a little more awesome. It's south-facing, which means your home is flooded with sunshine all day, and the solar panels help you save over 50% on electricity—hello, lower bills. Step inside and you're greeted by custom built-in shelving in the entry (finally, a place to drop your keys that actually looks good). The vinyl plank flooring throughout the main level is stylish, waterproof, and made to handle real life. There's a big office for your work-from-home days and a half bath that's straight out of a design magazine with trendy wallpaper. The kitchen is a dream—9-foot ceilings, cabinets that go all the way up (no wasted space), an extra deep walk-in pantry, and shiny stainless steel appliances. Thanks to the triple-pane windows, you get tons of natural light without sacrificing energy efficiency. Upstairs, you'll find FOUR bedrooms all on one floor (a rare find), plus a big bonus room, a full bathroom, and a primary suite that checks all the boxes—dual sinks, deep soaker tub, tiled shower, and a walk-in closet that might just make you want to go shopping. But wait—it gets better. The third-floor loft is over 350 square feet of flex space perfection, complete with its own half bath and a balcony with downtown views. Whether it's a games room, teen hangout, or chill-out zone, it's got major "cool factor." Downstairs, there's another big living space, a wet bar area with a sink and room for a beverage fridge, a spacious bedroom, and a mechanical room with all the efficient upgrades—HRV system, high-efficiency furnace, water softener—you name it. The whole home is air

conditioned, meticulously cared for, and absolutely move-in ready. This one's a killer deal in Belmont—fun, functional, and full of features.