



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**200 Belmont Way SW**  
**Calgary, Alberta**

**MLS # A2281817**



**\$585,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,542 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** None

Stylish & Spacious Duplex on a CORNER LOT in the Heart of Belmont. Welcome to this beautifully designed 3-bedroom, 2.5-bathroom duplex in Calgary's growing Belmont community, featuring a bright open-concept main floor with 9-foot ceilings and luxury vinyl plank flooring. The modern chef's kitchen offers quartz countertops, a large island, stainless steel appliances, and soft-close cabinetry—perfect for everyday living and entertaining. Upstairs, enjoy a BONUS ROOM, a spacious primary suite with a walk-in closet and 4-piece ensuite, two additional bedrooms, a full bathroom, and convenient upper-level laundry. The unfinished basement provides excellent future development potential. Ideally located near parks, future schools, shopping, transit, and with easy access to Macleod Trail and Stoney Trail, this move-in-ready home delivers comfort, style, and outstanding connectivity in one of Calgary's fastest-growing communities.