



**49 Belmont Drive SW**  
**Calgary, Alberta**

**MLS # A2292315**



**\$595,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** In Suite - Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer

This is more than a home, it's a smart move. In today's market, buyers who come out ahead aren't just looking for something that looks good, they're looking for something that works, something that offers flexibility, options, and long-term value. Located in the growing community of Belmont, this semi-detached two-storey offers over 2,100 sq ft of well-designed living space, including a fully developed legal basement suite with a private entrance, a rare feature that immediately sets it apart. From the moment you arrive, the rich burgundy exterior gives the home presence, warm, refined, and easy to recognize. Step inside and the layout just makes sense, natural light fills the space, and the flow between the living, dining, and kitchen areas feels effortless. The main level offers a comfortable front living space, while the kitchen is both practical and well-finished with light cream cabinetry, quartz countertops, a modern backsplash, stainless steel appliances, a large island, and a walk-in pantry. The dining area is built for real use, and at the back, a mudroom keeps daily life organized, while an office nook provides a dedicated space to work or stay on top of things. Upstairs, a central bonus room adds flexibility for a media area, playroom, or second lounge. The primary bedroom is private and comfortable, featuring a walk-in closet and a functional ensuite with an oversized shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the level. The fully developed legal basement suite is where this home truly stands out, with its own private entrance, living area, kitchen, bedroom, bathroom, and in-suite laundry. This space offers real opportunity, whether for rental income, extended family, or added flexibility. Outside, the backyard is a blank canvas ready for your vision, with rear alley access and a double gravel pad

already in place. The location adds everyday convenience, situated directly across from a growing commercial area with eateries and new shops continuing to open, and just minutes to Township Shopping Centre and the established amenities of Shawnessy. You're also close to the YMCA, Cardel Recreation Centre, and library, with quick access to Macleod Trail and Stoney Trail for an easy commute. With future plans for schools, parks, a recreation centre, and an LRT line, Belmont continues to grow in value. This home offers space, functionality, and flexibility, giving you options today and the ability to adapt tomorrow. Book your showing and see how it fits your next move.