



**237 Belmont Street SW**  
**Calgary, Alberta**

**MLS # A2297418**



**\$625,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully designed duplex in the growing community of Belmont—ideal for homeowners and investors alike, offering modern living with built-in income potential. The main floor features 9’ ceilings, luxury vinyl plank flooring, a bright open-concept layout, and a dedicated tech/office space—perfect for working from home. The kitchen includes quartz countertops, pantry, and an eating nook, flowing seamlessly into the living and dining areas. A 2-piece bathroom completes the level. Upstairs offers a spacious primary bedroom with walk-in closet and private ensuite, additional bedrooms, a full bathroom, upper-level laundry, and a bonus room for added living space. The fully developed 1-bedroom basement legal suite provides excellent income potential, complete with a living area, full bathroom, bedroom, and a laundry space. Enjoy a large deck, private fenced backyard, detached garage, and air conditioning for year-round comfort. Located close to schools, shopping, parks, and major roadways, this is a fantastic opportunity for comfortable living with added value. Book your showing today!