



GRASSROOTS

REALTY GROUP

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**269 Belmont Street SW
Calgary, Alberta**

MLS # A2298409



\$579,900

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,534 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: speaker wall mounts

Welcome to this upgraded former Homes By Avi showhome in SW Calgary, perfectly positioned on a corner lot in Belmont with a heated double detached garage and a larger-than-average fully fenced yard. Filled with natural light from its additional windows, this home immediately stands out with a bright, open-concept layout and thoughtful design throughout. The main level offers 9' ceilings, upgraded LVP flooring, built-in speakers, and a seamless flow between the living, dining, and kitchen spaces — ideal for both everyday living and entertaining. The kitchen is well-appointed with quartz countertops, stainless steel appliances, a full-height cabinetry package, a large island, and a proper hood fan — combining both function and style. Upstairs, the layout is both practical and comfortable, featuring 3 bedrooms, a bonus room, and convenient upper-level laundry. The primary suite offers vaulted ceilings, a walk-in closet, private ensuite, and a Juliet balcony — a rare and standout feature in this price range. The separate side entrance and basement rough-ins provide excellent potential for future development (subject to city approval), making this a strong option for both homeowners and investors. Outside, enjoy a fully landscaped yard, rear deck with BBQ gas line, and additional side yard space — perfect for pets, kids, or added flexibility for future use. Additional highlights include central air conditioning, a high-efficiency furnace, triple-pane windows, smart garage capability, and whole-home speaker wiring. Ideally located with quick access to Stoney Trail and Macleod Trail, this home is surrounded by parks, pathways, nearby pond access, and future community amenities — offering both convenience and long-term value.