



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**17 Belmont Green SW
Calgary, Alberta**

MLS # A2299836



\$674,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Belmont, a thoughtfully designed two-storey home offering 1,706 sq ft of comfortable and functional living space. This beautifully upgraded home features 3 bedrooms and 2.5 bathrooms, perfectly suited for modern family living. The main floor boasts a bright rear dining nook and a spacious living room filled with natural light, flowing seamlessly from the upgraded kitchen. Enjoy quartz countertops, stainless steel appliances including a built-in microwave and gas stove, a large island, and a convenient walk-in pantry—ideal for both everyday use and entertaining. A practical mudroom and 2-piece bath complete the main level. Upstairs, you’ll find a central bonus/family room that provides a great space for relaxing or gathering, along with a full laundry room for added convenience. The private primary bedroom features a walk-in closet and a 3-piece ensuite, while the additional bedrooms also include their own walk-in closets, offering plenty of storage for the whole family. The basement is undeveloped and includes a separate side entrance, providing excellent potential for future development or rental income, subject to city approvals and permits. Close to all the amenities. With a well-balanced layout designed for both comfort and functionality, this home in the desirable Belmont community is a fantastic opportunity you won’t want to miss!