



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

149 Belmont Villas SW
Calgary, Alberta

MLS # A2300649



\$699,990

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully bright home in the heart of Belmont where oversized windows flood every room with natural light and warmth. The main floor offers a flexible bonus room with a half bath, perfect for a home office or guest space, plus a kitchen equipped with a gas range for the home chef. Elegant wooden spindle railings lead you upstairs to three spacious bedrooms and two full washrooms. Step out onto your brand new deck and enjoy your private outdoor retreat. The unfinished basement is a blank canvas ideal for a future bedroom suite and large den, or a potential mortgage helper. Located just 1 minute to Belmont Village Plaza, 3 minutes to Silverado & the new 13-acre Belmont Plaza, and 6 minutes to Shawnessy's major shopping & YMCA. Families will love being 3 minutes from the newly built Belmont Library, Fieldhouse & Pool. Nearby schools include Ron Southern School and All Saints High School, with parks and pathways right at your doorstep. Transit is a breeze with a bus stop 2 minutes away and the C-Train just 7 minutes by car. This is Belmont living at its finest bright, connected, and full of potential.