



GRASSROOTS
REALTY GROUP

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120 BELMONT Villas SW
Calgary, Alberta

MLS # A2304492



\$694,999

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: NA

Welcome to this beautiful single-family lane home in the heart of Belmont, SW Calgary. This elegant property features 6 bedrooms, including a separate side entrance and a fully developed 1-bedroom legal basement suite, perfect for extended family or guests. Step inside to discover modern upgrades throughout — including a gourmet kitchen, a Living room, a full bedroom, storage/pantry and a mudroom. The home boasts custom touches such as cabinet, quartz countertops in both the kitchen and bathrooms. The main level is perfect for entertaining, with a natural living room and the kitchen opening to a backyard, deck and parking. The kitchen is a chef’s dream, equipped with upgraded cabinetry and stainless-steel appliances, all adjacent to a generous dining area. The upper level offers a family/lifestyle room for relaxation, 4 spacious bedrooms, including a sun-filled primary bedroom, ensuite with a full bathroom and a walk-in closet. The fully finished legal basement suite features a separate side entrance, 1 additional bedroom, a full bathroom, offering endless possibilities for multi-generational living or potential rental income. The property is located near community amenities, shopping, playgrounds, schools, and access to the highway. This property is a good home for Investors, first-time home buyers, upscaling, etc. Don't miss out — book your private showings today.