



141 Belmont Drive SW  
Calgary, Alberta

MLS # A2308712



**\$600,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, 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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

Exceptional investment opportunity in the fast-growing community of Belmont SW. This modern semi-detached home features 3 bedrooms, a bonus room, main-floor office, and a fully legal basement suite—perfect for generating rental income or offsetting your mortgage from day one. Ideal for investors or home buyers looking for income potential, this property is strategically located just steps from shopping, parks, playgrounds, and everyday amenities, with quick access to MacLeod Trail, Stoney Trail, and the nearby Somerset—Bridlewood CTrain Station. Belmont is one of Calgary’s emerging high-growth communities, with a brand-new City of Calgary Fieldhouse & Library currently under construction, future school sites, planned retail expansion, recreation facilities, and future transit connectivity including a planned LRT corridor within the community. Smart investment. Prime location. Strong future potential.