



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

186 Belmont Street SW
Calgary, Alberta

MLS # A2313682



\$435,000

Division:	Belmont		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,659 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Lawn		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 218

LLD: -

Zoning: M-G

Utilities: -

Inclusions: None

Welcome to your new home in the vibrant community of Belmont! This beautifully built townhouse combines modern design with thoughtful upgrades for comfortable living. The main floor features a double attached garage and a versatile office or flex room — perfect for a home workspace or hobby area. The second floor offers a bright, open-concept layout with a stunning kitchen featuring elegant finishes and ample counter space. The adjoining dining and living areas are perfect for gatherings, while a convenient 2-piece bath completes the level. On the top floor, you’ll find two spacious bedrooms, a 4-piece bathroom, and a laundry area for added convenience. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite, providing the perfect spot to unwind. Ideally located near MacLeod Trail and Stoney Trail, this home offers easy access to shopping, dining, and nearby parks. Stylish, functional, and ready for you to move in — don’t miss the opportunity to make it yours!