



GRASSROOTS
REALTY GROUP

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56 Belmont Green SW
Calgary, Alberta

MLS # A2313738



\$646,300

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Pie Shaped Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: WINDOW BLINDS

Welcome to 56 BELMONT GREEN SW, where high-end design meets a high-yield opportunity. Tucked away in Southwest Calgary's highly desirable, family-forward community of Belmont, this exceptional 2023-built, this is an absolute real gem. If you've been searching for a property that effortlessly blends contemporary style your search ends right here! This beautiful property tucked away in a quiet street is boasting over 2,000 SQ.FT of impeccably planned total living space. A pristine property with a striking first impression from the moment you pull up to the curb. Step inside to a sun-drenched, OPEN CONCEPT MAIN FLOOR characterized by 9FT CEILING, wide-plank LUXURY VYNIL flooring, crisp neutral tones, and an spacious living area that practically begs to host your next get-together. Channel your inner chef in the meticulously planned UPGRADED MODERN KITCHEN. Serving as the stylish heart of the home, it features timeless tall grey cabinetry, modern QUARTZ COUNTERTOP, a sleek stainless steel CHIMNEY HOOD FAN, and premium STAINLESS APPLIANCES. When it's time to unwind, head to the upper level to find three peaceful, generously sized bedrooms. The luxurious primary retreat is your personal oasis, complete with a modern designed ensuite bathroom boasting an oversized glass shower and quartz vanities. Two additional well-sized bedrooms offer the perfect setup for your young ones, a home office, or visiting family. Now for the ultimate financial game-changer: the lower level features a fully finished, code-compliant MORTGAGE HELPER LEGAL BASEMENT. Outfitted with its own full stainless steel appliance package, gorgeous cabinetry, and matching modern finishes. This provides incredible potential to offset your mortgage payments, house multi-generational family members, or maximize your investment

portfolio. Outside, the highlights keep coming. The home sits on a coveted TRADITIONAL "PIE-SHAPED" LOT—a rare find in newer communities. While other modern homes compromise on yard space, this premium lot configuration expands dramatically toward the rear, creating a massive, beautifully fenced and WIDE BACKYARD sanctuary. A concrete pavement walkway guides you past an unspoiled lawn area—ready to receive your personal landscaping creativity and style—straight to a spectacular, OVERSIZED DETACHED GARAGE that offers abundant space for secure vehicle parking and extra workshop storage. Perfectly situated just minutes from Belmont's rapidly expanding commercial spaces, shopping centers, future transit extensions, and beautiful local parks, this dual-income masterpiece checks every single box on your wish list. Don't let this income-generating gem slip away. Schedule your private showing today!