



**436 Belmont Park SW**  
**Calgary, Alberta**

**MLS # A2315634**



**\$765,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully upgraded home backing directly onto a park, offering the perfect combination of style, comfort, and functionality. The main floor features luxury vinyl plank flooring, a versatile flex room ideal for a home office, an elegant accent wall in the living area, upgraded lighting, and an inviting electric fireplace. The chef-inspired kitchen is equipped with quartz countertops, a gas cooktop, chimney-style hood fan, built-in microwave, upgraded plumbing fixtures, and a spacious walk-in pantry. Upstairs, you'll find a generous bonus room, convenient upper-floor laundry, upgraded railings, and a well-appointed primary retreat featuring a large window that fills the room with natural light and upgraded tile finishes in the ensuite. Additional windows throughout the home create a bright and airy atmosphere, while upgraded carpet with spill-block protection adds comfort and practicality. Enjoy year-round comfort with central air conditioning and step outside to a professionally finished, zero-maintenance backyard complete with an upgraded composite deck. Backing onto a park, this exceptional property offers beautiful views, added privacy, and direct access to green space. Ideally located close to a bus stop, shopping, schools, parks, and everyday amenities, this home offers both convenience and an outstanding lifestyle. A rare opportunity to own a thoughtfully upgraded home in a highly desirable location.