



GRASSROOTS
REALTY GROUP

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256 Belmont Boulevard SW
Calgary, Alberta

MLS # A2319776



\$539,888

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 256 Belmont Boulevard SW, a well-maintained 3-bedroom, 2.5-bathroom home located in the vibrant and growing community of Belmont. The open-concept main floor showcases upgraded interior finishes and a bright, functional layout designed for comfortable everyday living and entertaining. An upgraded electrical panel adds value and peace of mind, while the convenient side entrance offers excellent potential for future basement development. The unfinished basement provides a blank canvas ready for your personal touch. Step outside to enjoy the low-maintenance, partially fenced backyard and spacious 2-car concrete rear parking pad. Ideally situated directly across from a future school site, this home is also close to walking and biking pathways, with commercial amenities conveniently within walking distance. Commuters will appreciate the easy access to Shawnessy CTrain Station and nearby Route 78 bus service. Combining modern interior upgrades, functionality, and an excellent location, this move-in-ready home is an outstanding opportunity for families, first-time buyers, and investors alike.