



GRASSROOTS
REALTY GROUP

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156 Belmont Boulevard SW
Calgary, Alberta

MLS # A2321206



\$550,000

Division:	Belmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Solar panels, Exterior shed

RARE BUNGALOW WITH ROOM TO GROW — NOW PRICED AT \$550,000! Imagine the possibilities! One of the biggest advantages of this beautiful Morrison Homes Solaris bungalow is the unfinished basement, already designed for future expansion. With 3 large windows, 2 bathroom rough-ins, and a professionally created concept rendering, you can easily envision adding 2 additional bedrooms, or a home office, 2 full bathrooms, and a spacious family room—giving you the flexibility to create the space your lifestyle needs.(Concept rendering is for illustration purposes only). UPSTAIRS, you'll enjoy the convenience of over 1,033 sq. ft. of stylish main-floor living with soaring vaulted ceilings, luxury vinyl plank flooring throughout, plus an ergonomic kitchen with quartz countertops, stainless steel appliances, 2 dishwashers and modern open shelving. You'll love the open-concept layout that's bright, welcoming, and perfect for entertaining. The spacious primary bedroom has deck access, large walk-in closet and full ensuite with double sinks and glass walk-in shower that measures 72"x36"! Built in 2022, this rare bungalow also features solar panels already installed and fully paid for—providing energy savings with no additional cost to you, maintenance-free landscaping, a fully fenced yard, an exterior storage shed, and rear parking. Located in a family friendly community with great neighbours, approximately 500m from the future Belmont LRT station with several amenities nearby including Tim Hortons and medical services. Just a 5-minute walk to the extensive pathway system connection Belmont, Walden, Legacy, and Shawnessy - perfect for walking, running and cycling. Whether you're downsizing, an empty nester looking to avoid stairs, a professional working from home, or a small family wanting room to

expand over time, this home offers a unique combination of comfortable main-floor living today and exceptional future potential tomorrow. Bungalows like this don't come along often in Belmont—and now with a brand new price of \$550,000, this opportunity is even more compelling. Call your favourite realtor for a private showing and experience the potential for yourself!