



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

236 Belmont Way SW
Calgary, Alberta

MLS # A2322443



\$579,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

MODERN DOUGLAS WITH BONUS ROOM, SIDE ENTRY & BELMONT CONVENIENCE! Welcome to Belmont, a growing SW Calgary community known for its family-friendly vibe, scenic walking paths, nearby shopping, and easy access to major routes, perfect for balancing lifestyle and convenience. This Douglas-Z model zero lot line home features over 1800 sqft of a bright open-concept main floor with 9' ceilings and beautiful French-imported laminate flooring, creating a warm and cohesive living space. The modern kitchen is complete with quartz countertops, ample cabinetry, and a seamless connection to the dining and living areas—ideal for both daily living and entertaining. Durable vinyl tile flooring in all wet areas adds practicality where it matters most. Upstairs, you'll find three spacious bedrooms, a versatile bonus room perfect for family time or a home office, and the convenience of second-floor laundry. The layout is designed to grow with you, offering both comfort and flexibility for busy households. Additional highlights include a separate side entrance for future potential and a rear parking pad for convenient off-street parking. A well-balanced home that blends modern finishes, smart design, and a welcoming community, this is Belmont living at its best. PICTURES ARE OF SHOW HOME; ACTUAL HOME, FIXTURES, FINISHES, ETC. MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGE WITHOUT NOTICE