



**332 Belmont Park SW**  
**Calgary, Alberta**

**MLS # A2323858**



**\$749,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	2024 (2 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, City Lot, Garden, No Back Lane, F		

<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

**Inclusions:** Window Coverings and Curtains

Welcome to this stunning, ALMOST 2100 SQ. FT. DETACHED HOME in the highly sought-after, family-friendly community of Belmont, Calgary—a vibrant southwest neighborhood known for its incredible connectivity, and close proximity to top-tier schools, local retail, and beautiful paved pathway networks. This exceptional property BACKS DIRECTLY ONTO A WELL-MAINTAINED PARK, offering your family immediate access to expansive green space, a fantastic kids' play area, and the ultimate privacy of NO ATTACHED REAR NEIGHBOURS. As you step inside, the main level welcomes you with a BRIGHT, OPEN-CONCEPT LAYOUT highlighted by oversized rear windows that flood the home with natural light while overlooking your SUNNY SOUTH BACKYARD, featuring a LOW MAINTENANCE DECK having 25 years of Warranty. The inviting living room features an ELEGANT ELECTRIC FIREPLACE, seamlessly transitioning into the chef-inspired L-SHAPED KITCHEN complete with modern cabinetry, stainless steel appliances including a CHIMNEY HOOD FAN, A BUILT-IN MICROWAVE, AN UPGRADED GAS RANGE, and a spacious WALK-IN PANTRY for all your storage needs. Upstairs, the home transitions into a family sanctuary featuring a CENTRAL BONUS ROOM perfect for movie nights, a convenient upper-level laundry room, and THREE SPACIOUS BEDROOMS - a rare find where EACH BEDROOM BOASTS ITS OWN WALK-IN CLOSET. The luxurious primary suite includes a spa-like ensuite with a DUAL VANITY and an upgraded STANDING SHOWER WITH 3 TILED WALLS. The lower level offers an unfinished basement with EXTENDED 9-FOOT FOUNDATION, two egress sized rear windows, a TANKLESS WATER HEATER, and a mechanical room tucked into the corner to maximize your future usable floor space.

Summer comfort is fully taken care of with **INSTALLED AIR CONDITIONING**, keeping you cool on hot days. Strategically located in South Calgary, you are effortlessly connected to the entire city with swift access to Stoney Trail and Macleod Trail, a short drive to the **SOMERSET-BRIDLEWOOD LRT STATION**, and mere minutes from the **SHAWNESSY YMCA**, and diverse daily amenities, Landmark Cinemas, and the popular Granary Road market. Check out the **3D TOUR** and **BOOK YOUR SHOWING TODAY** to make this dream home yours! (Please note that some front and backyard photos have been virtually staged with maintained grass).