



GRASSROOTS
REALTY GROUP

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244 Belmont Boulevard SW
Calgary, Alberta

MLS # A2329644



\$599,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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, Pantry		

Inclusions:	N/A
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Welcome home to this beautifully finished 3-bed, 2.5-bath gem in the vibrant community of Belmont! Step into a bright, open layout featuring modern knockdown ceilings and thoughtfully designed living spaces built for everyday comfort. The fully landscaped backyard is ready for summer barbecues and relaxed evenings, while the detached double garage offers secure parking plus extra storage. Efficiency-minded buyers will love the 6 solar panels, delivering long-term energy savings. The fully finished basement adds a spacious rec room, a fourth bedroom, and a full bath — perfect for guests, older kids, a home office, or extended family living. Move-in ready and packed with upgrades, this home delivers the space, versatility, and lifestyle today's buyers are looking for in one of SW Calgary's fastest-growing communities.