



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

141 Belmont Drive SW
Calgary, Alberta

MLS # A2330413



\$587,500

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,534 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level		

Heating:	Central, ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Exceptional investment opportunity in the fast-growing community of Belmont SW. This modern semi-detached home features 3 bedrooms, a bonus room, main-floor office, and a fully legal basement suite—perfect for generating rental income or offsetting your mortgage from day one. Ideal for investors or home buyers looking for income potential, this property is strategically located just steps from shopping, parks, playgrounds, and everyday amenities, with quick access to MacLeod Trail, Stoney Trail, and the nearby Somerset—Bridlewood CTrain Station. Belmont is one of Calgary’s emerging high-growth communities, with a brand-new City of Calgary Fieldhouse & Library currently under construction, future school sites, planned retail expansion, recreation facilities, and future transit connectivity including a planned LRT corridor within the community. Smart investment. Prime location. Strong future potential.