



GRASSROOTS
REALTY GROUP

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276 Belmont Boulevard SW
Calgary, Alberta

MLS # A2330592



\$679,888

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully designed home in the sought-after community of Belmont, ideally located across from a future school site, offering both convenience and long-term value. The open-concept main floor showcases a bright front living room, central dining area, and rear kitchen — a functional layout perfect for everyday living and entertaining. A main floor den/office and full 4-piece bathroom add versatility and convenience as well. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private ensuite, along with 3 additional bedrooms, a shared full bathroom, and a convenient upper-floor laundry room. The finished and well-maintained basement provides exceptional additional living space, featuring a large secondary family room complete with a kitchenette and separate laundry facilities, an additional bedroom with a walk-in closet, and a full bathroom. The basement is currently operating as a successful AirBnB space, the basement offers excellent flexibility for guests, extended family, or potential supplemental income opportunities. Enjoy outdoor living with a rear deck equipped with a gas line for BBQ season, while the rear concrete parking pad offers space to accommodate up to 3 vehicles. **Note: 20'x22' garage to be built and Air Conditioning Unit to be installed this October 2026 completion with permits.**