



GRASSROOTS
REALTY GROUP

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172 Belmont Way SW
Calgary, Alberta

MLS # A2334367

\$579,888

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,531 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	2nd Refrigerators, 2nd Stoves, 2nd Dishwasher, 2nd Microwave Hood Fan, 2nd Washer, 2nd Dryer		

Located in the family-friendly community of Belmont, this semi-detached two-storey offers over 2,200 square feet of developed living space with four bedrooms, three and a half bathrooms, and a fully finished basement with a legal suite and private entrance, providing excellent flexibility for extended family, guests, or rental income. A welcoming front porch leads into a spacious entry and bright main floor, where vinyl plank flooring and large windows complement the open-concept layout. The living room provides a comfortable place to relax, while the adjoining dining area offers plenty of space for everyday meals and entertaining. At the heart of the home, the kitchen features soft taupe cabinetry, a stylish white backsplash, quartz countertops, stainless steel appliances, generous cupboard and counter space, a central island, and pantry. The open layout keeps the kitchen connected to the surrounding living spaces, making it equally functional for busy mornings and hosting family and friends. Just off the main living area, a dedicated office nook creates a practical spot for working from home, homework, or managing day-to-day tasks. At the rear of the home, a functional mudroom provides direct access to the backyard and helps keep coats, shoes, and everyday essentials organized. A two-piece powder room completes the main level. Upstairs, plush carpeting carries throughout a versatile bonus room, ideal as a second living area, playroom, or media space. The spacious primary bedroom includes a walk-in closet and private three-piece ensuite with an oversized shower and built-in seat. Two additional bedrooms, a four-piece bathroom, and upper-floor laundry complete this level. Downstairs, the legal suite offers a well-planned, self-contained living space with luxury vinyl tile flooring and an open-concept kitchen, living, and dining area. The full kitchen is equipped

with stainless steel appliances, while a bedroom, four-piece bathroom, separate laundry, and additional storage complete the suite. With its own living spaces, kitchen, bathroom, bedroom, and laundry, the suite provides excellent separation and functionality from the main home. Outside, the backyard features a deck with a BBQ gas line and grass area for outdoor dining, relaxing, or play. Alley access leads to a gravel double parking pad, with room for a future double detached garage. Belmont is a growing community with parks, playgrounds, ponds, and an extensive network of walking and biking pathways. Township Shopping Centre and Shawnessy's shops, restaurants, YMCA, Cardel Rec Centre, and public library are a short drive away, while nearby Sobeys, Shoppers Drug Mart, and Kildares Ale House provide everyday conveniences. Quick access to Macleod Trail and Stoney Trail makes commuting easy, with future plans for additional schools, a City of Calgary recreation centre, library, and LRT station adding to the community's appeal. Check out the 3D tour and floor plans for a closer look!