



GRASSROOTS
REALTY GROUP

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134 Belmont Street SW
Calgary, Alberta

MLS # A2334768



\$500,000

Division:	Belmont		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,670 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Creek/River/Stream/Pond, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

*** Like New Townhome With Pond Views*** Double Attached Garage *** Flex Room Ideal For Home Office Or 4th Bedroom *** Bright Open Concept Main Floor *** Granite Countertops Throughout *** Large Kitchen Island *** Breakfast Bar *** Huge Cabinet Style Pantry *** Stainless Steel Appliances *** Vinyl Plank Flooring *** Balcony With BBQ Gas Line *** Upper Floor Laundry *** Large Primary Bedroom with Walk In Closet and 5 Piece Ensuite With Double Vanity *** Two Additional Bedrooms *** Certified New Home Warranty Remaining *** Facing Beautiful Walking Trail and a Pond *** Safe And Family Friendly Community *** Newly Built Retail Plaza Across The Street *** Close To Shopping, Restaurants And Everyday Amenities *** Landscaped Complex *** Playground Nearby *** Scenic Pond *** Walking Paths *** Minutes To Stoney Trail *** Easy Access To Macleod Trail *** Close To Township Shopping Centre *** Designated For Ethel M. Johnson School (K To 6) *** Designated For Dr. E.P. Scarlett High School (10 To 12) *** Close To All Saints High School *** Move In Ready ***