



**GRASSROOTS**  
REALTY GROUP

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**532 Belmont Heath SW**  
**Calgary, Alberta**

**MLS # A2339184**



**\$595,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Belmont                    |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,708 sq.ft.               | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |                              |                   |     |
|--------------------|------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Sleek, sophisticated, and designed for the way families actually live—welcome to this beautifully maintained 1,700+ sq. ft. home in Belmont. From the moment you step inside, the spacious foyer and oversized closet set the tone for what’s ahead. The bright, open-concept main floor is anchored by a stunning living room with soaring ceilings and an abundance of natural light. The impressive kitchen is the heart of the home, featuring a massive island with eating bar, contrasting cabinetry, stainless steel appliances, built-in microwave, and a fantastic walk-in pantry. Just beyond, the dining area provides plenty of room for family dinners, celebrations, and holiday gatherings. Durable, stylish LVP flooring runs throughout nearly the entire main level. A convenient mudroom off the dining area leads directly to the deck, making summer barbecues, morning coffee, and outdoor entertaining effortless. Upstairs, the generous primary retreat offers a walk-in closet and elegant ensuite. Two additional spacious bedrooms with excellent closet space and a shared 3-piece bathroom complete the upper level. The basement provides laundry facilities and a blank canvas ready for your ideas—home gym, rec room, office, or whatever your family needs next. And then there’s Belmont. This growing southwest Calgary community offers an incredible lifestyle with 40 acres of parks and pathways, the popular Belmont Mounds of Fun playground, additional playgrounds planned, two future schools, and the upcoming Southwest Fieldhouse. There’s a reason families are choosing Belmont—and this home is a great place to experience it. This is one you’ll want to see in person. Book your showing and come discover what makes this home—and Belmont—so special.