

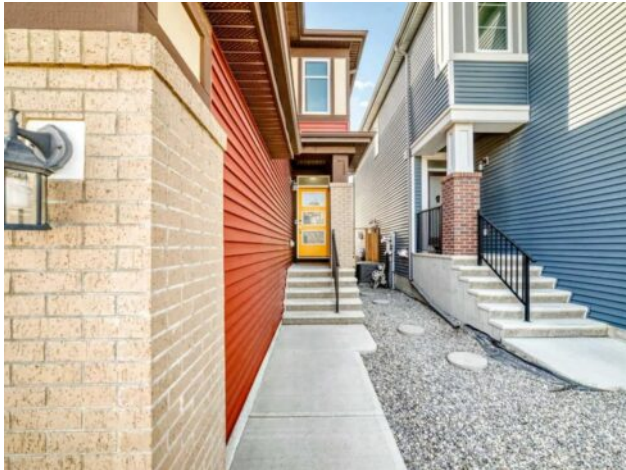


GRASSROOTS
REALTY GROUP

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101 Belmont Terrace SW
Calgary, Alberta

MLS # A2342828



\$649,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cleared, Front Yard, Landscaped, Lawn, Paved, Rectangular Lot,		

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: na

Welcome to this charming home nestled in the serene neighborhood of Belmont, SW Calgary. Boasting convenience and tranquility, this property offers easy access to key routes connecting you to the heart of Calgary and beyond. Step inside to discover a beautiful front foyer welcoming you into an inviting open main floor plan. The modern kitchen is equipped with chimney hoodfan, stainless steel appliances, a convenient kitchen island, and stylish cabinetry. The adjacent living room exudes warmth with its electric fireplace, creating a cozy ambiance for relaxing evenings. The dining room seamlessly transitions to the backyard through a patio door, the newly installed sod is ideal for enjoying outdoor gatherings and lots of room for your RV or truck. A 2pc bathroom, foyer, and walk-in pantry complete the main floor layout, offering practicality and ease of living. Upstairs, a spacious bonus room/can be covered as a 4th bedroom and laundry room provide added convenience for everyday living. The primary bedroom features an ensuite and walk-in closet, offering a private retreat. Two additional bedrooms and a family washroom complete the upper floor, providing ample space for family and guests. The unfinished basement presents endless possibilities for customization and expansion according to your needs and preferences. Situated in Belmont, with boundaries defined by 194th Avenue, Sheriff King Street & 210th Avenue, this property offers direct access to major thoroughfares such as Macleod Trail and Stoney Trail, ensuring effortless commuting and quick access to essential amenities. Don't miss out on the opportunity to make this well-maintained property your new home, where comfort, convenience, and tranquility converge seamlessly. Please call your favorite Realtor to book a Showing.

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