



GRASSROOTS
REALTY GROUP

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436 Belmont Park SW
Calgary, Alberta

MLS # A2350342



\$734,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

BACKING ONTO PARK | NO REAR NEIGHBOURS | LOW-MAINTENANCE BACKYARD | CENTRAL AIR CONDITIONING | 2,100 Sq. Ft. | 3 Bedrooms with Walk-In Closets | Upstairs Bonus Room | 9 Ft. Basement Foundation! Welcome to 436 Belmont Park SW—a beautifully maintained DETACHED HOME in Calgary's family-friendly community of Belmont. BACKING DIRECTLY ONTO A WELL-MAINTAINED PARK with a children's play area, this home offers peaceful green-space views and the privacy of NO REAR NEIGHBOURS. The SUNNY WEST-FACING, LOW-MAINTENANCE BACKYARD gives you more time to relax, entertain and enjoy the outdoors. Inside, oversized windows brighten the OPEN-CONCEPT main floor, where a welcoming living room with an ELECTRIC FIREPLACE flows into the dining area and L-SHAPED KITCHEN featuring modern cabinetry, stainless steel appliances, an UPGRADED GAS RANGE, CHIMNEY HOOD FAN, BUILT-IN MICROWAVE and WALK-IN PANTRY. Upstairs, a CENTRAL BONUS ROOM provides a comfortable space for family movie nights, complemented by UPPER-FLOOR LAUNDRY and THREE SPACIOUS BEDROOMS, EACH WITH ITS OWN WALK-IN CLOSET. The primary retreat features an ensuite with DUAL VANITIES and an upgraded TILED STANDING SHOWER. The unfinished basement offers excellent future development potential with a 9 FT. FOUNDATION, TWO EGRESS-SIZED REAR WINDOWS and thoughtfully positioned mechanical systems, including a TANKLESS WATER HEATER. INSTALLED CENTRAL AIR CONDITIONING keeps the home comfortable through summer, while the ATTACHED GARAGE adds everyday convenience. VERY WELL MAINTAINED, this home offers easy access to community pathways, Stoney Trail, Macleod Trail, Somerset-Bridlewood Station

and shopping and recreation in Shawnessy. OPEN HOUSE: Saturday, October 10 & Sunday, October 11, 1–3 PM. Explore the 3D TOUR and BOOK YOUR SHOWING TODAY!