

# \$620,000 - 296 Belmont Boulevard Sw, Calgary

MLS® #A2186222

**\$620,000**

2 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

**\*SPRING SALE, PRICE REDUCED!\***

Welcome to this exceptional 2 storey laned home blending the aesthetics of modern sophistication and classic styling. Formerly a SHOWHOME, this property is designed for those who appreciate style, functionality and want a home that will impress!

**\*Spacious Living:** Enjoy 2 generous bedrooms plus a versatile loft that can be used as a home office, media space, bonus room etc. Convenient upper laundry. Gorgeous ensuite with dual basin sinks and a custom tile shower.

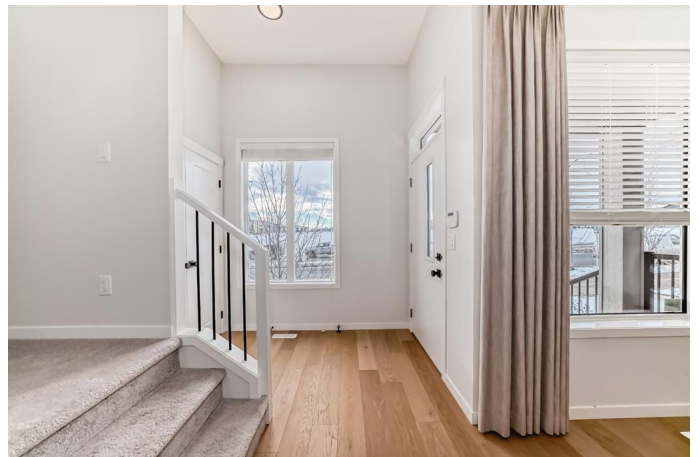
**\*Grand Great Room:** Open-to-above design, allowing natural light to flood in through large windows, creating a warm and inviting atmosphere along with the fireplace feature with mantle, tile surround and raised hearth.

**\*Gourmet Kitchen:** Featuring elegant Caesarstone concrete countertops, upgraded black and gold hardware, lighting and fixtures, stainless steel appliance package includes a gas stove and modern tile that perfectly complements the overall aesthetic.

**\*Home Management & Beverage Centre:** Equipped with built-ins and a bar fridge to help you organize and entertain with ease.

**\*Stylish Touches:** Experience the perfect blend of industrial and boho decor, highlighted by white oak flooring, upgraded railings, black and gold touches.

**\*Outdoor Details:** Step outside onto your finished deck, complete with a gas line for your BBQ, and convenience of a bus stop right out



front.

\*Comfort & Ease: Enjoy central air for those warm summer days and irrigation lines for ease of keeping the plants in bloom.

\*Window Treatments: Hunter Douglas blinds throughout provide both style and privacy.

\*Gemstone Lights: Illuminate your outdoor space with these eye-catching lights, adding a touch of magic to your evenings all year round!

Enjoy a visit today, you'll be impressed!

Built in 2021

### Essential Information

MLS® #	A2186222
Price	\$620,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	296 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W6

### Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2025
Days on Market	104
Zoning	R-G

## Listing Details

Listing Office	Ally Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.