

# \$590,000 - 249 Belmont Street Sw, Calgary

MLS® #A2214053

**\$590,000**

2 Bedroom, 4.00 Bathroom, 1,357 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this stunning duplex in the heart of Belmont, a neighborhood celebrated for its charm and convenience. This property perfectly blends comfort and style, offering a modern living experience. Upstairs, you'll find two spacious primary suites with ensuites and walk-in closets, designed for ultimate privacy and comfort, making them ideal for families or roommates who value personal space. The main level features an open floor plan that seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining and ensuring easy flow and communication. The fully developed basement includes a cozy living room, a versatile den that can double as a guest room or even a third bedroom,, and a full 4-piece bathroom, providing a perfect space for visitors or a private retreat. Outside, a large backyard with a 17 x 11 deck is perfect for summer barbecues and outdoor gatherings, while a double detached garage offers ample storage and parking solutions. This beautiful duplex in Belmont, with its modern amenities and thoughtful design, is a rare find. Don't miss the chance to make this your new home. Contact your agent today to book a showing!!

Built in 2021

## Essential Information

MLS® #                   A2214053

Price                     \$590,000



Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,357
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	249 Belmont Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4W8

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	High Ceilings, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 22nd, 2025  
Days on Market            2  
Zoning                      R-2M

**Listing Details**

Listing Office              Grassroots Realty Group

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