

# \$675,000 - 211 Belmont Boulevard Sw, Calgary

MLS® #A2196801

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,691 sqft  
Residential on 0.07 Acres

Belmont, Calgary, Alberta

OPEN HOUSE CANCELLED!! Conditional OFFER. Step into this beautiful home and see how function and style connect. Elegant marble flooring transitions seamlessly into luxury vinyl plank, creating a refined yet durable foundation throughout. The modern kitchen is a true centerpiece, featuring sleek quartz countertops and upgraded stainless steel appliances that enhance both aesthetics and efficiency. Designed for effortless living, the open-concept layout flows beautifully into a light-filled living space, offering warmth and charm at every turn. Enjoy the convenience of smart home technology, featuring electric-powered blinds in the living room, and central air conditioning to keep you cool on hot summer days. A stylish office niche on the main floor adds both function and flair—just one of the many thoughtful design elements that make this home truly exceptional. At the top of the stairs, you'll discover three spacious bedrooms, each designed for comfort and functionality. The south-facing primary suite boasts an extra-large window, inviting abundant natural light. Step into the beautifully upgraded 3-piece ensuite, where a second window and stunning floor-to-ceiling marble tile elevate the shower experience. Bedrooms 2 and 3 offer their own cozy retreats and share a stylish 4-piece bath. Completing the second floor is a conveniently located laundry area, making everyday chores effortless. The spacious back deck, complete with a gas line hook-up, is perfect for hosting outdoor



gatherings and BBQs. The detached double-car garage provides ample storage and features a concrete apron, a durable steel man-door, and a window for natural light. For added convenience, it includes two garage door openers and a wireless keypad for seamless access. This home is packed with upgradesâ€”too many to list! The unfinished basement is primed for your personal touch, featuring two egress windows, electrical outlets, and roughed-in plumbing, setting the stage for a future bedroom, family room, workout space, and bathroomâ€”the possibilities are endless!

Move-in ready and ideally located, this home is just minutes from shopping, future schools, and community amenities, offering both convenience and connection. Exciting future developments include a new LRT station and the Belmont Field House and Library, making this an investment in both lifestyle and growth.

Note: Most furniture and décor are negotiableâ€”move right in and enjoy!

Step inside and experience the feeling of home! Contact your favourite REALTORÂ® today to schedule your private showing and see it for yourself.

Built in 2021

### Essential Information

MLS® #	A2196801
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,691
Acres	0.07
Year Built	2021
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	211 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W7

### **Amenities**

Parking Spaces	2
Parking	Garage Door Opener, Garage Faces Rear, Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Smart Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8

Zoning

R-G

## **Listing Details**

Listing Office

Royal LePage Benchmark

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