

# \$699,000 - 260 Belmont Boulevard Sw, Calgary

MLS® #A2222945

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,418 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully upgraded detached home in the heart of Belmont, perfectly situated across from a peaceful green space! This thoughtfully designed property features 3 spacious bedrooms and 2 full bathrooms upstairs, providing a comfortable layout for families. The fully developed legal basement suite includes 1 bedroom, a full bathroom, and a private entrance—ideal for rental income or extended family living.

Throughout the home, you'll find modern vinyl flooring, stylish finishes, and numerous upgrades that add both function and flair. Enjoy outdoor living in the fully fenced backyard, with a convenient parking pad at the rear. Located in a vibrant, growing community with easy access to parks, schools, shopping, and major routes—this is an ideal place to call home or invest.!! As Belmont continues to blossom, the local amenities will too. Area plans include a City of Calgary Recreation Centre to be built along 210th Ave SW, beside a future library and high school site, plus another future school on Belmont Street. A transit centre is also planned to include a future LRT stop on the east side of the community, which will make it even easier to stay connected.

Built in 2022

## Essential Information



MLS® #	A2222945
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,418
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	260 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	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	Skyfort Estate
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