

# \$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.

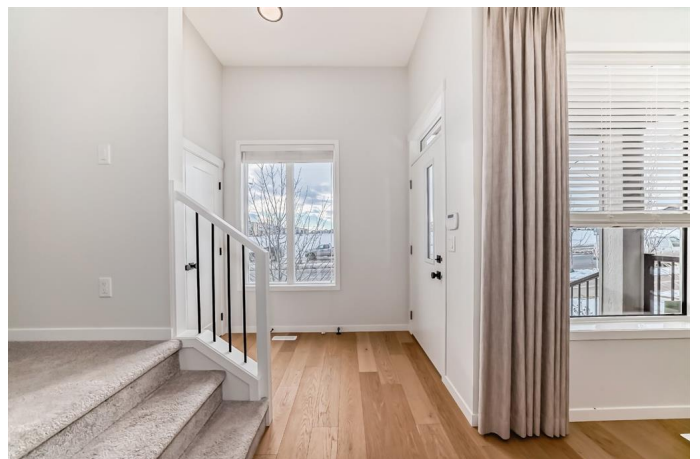
**\*Grand Great Room:** Open-to-above design, allowing natural light to flood in through large windows, creating a warm and inviting atmosphere along with the fireplace feature with mantle, tile surround and raised hearth.

**\*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, Walk-In Closet(s), Vinyl Windows, Quartz Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, 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	87
Zoning	R-G

## Listing Details

Listing Office	Ally Realty
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