

# \$549,999 - 249 Belmont Street Sw, Calgary

MLS® #A2216932

**\$549,999**

3 Bedroom, 4.00 Bathroom, 1,357 sqft

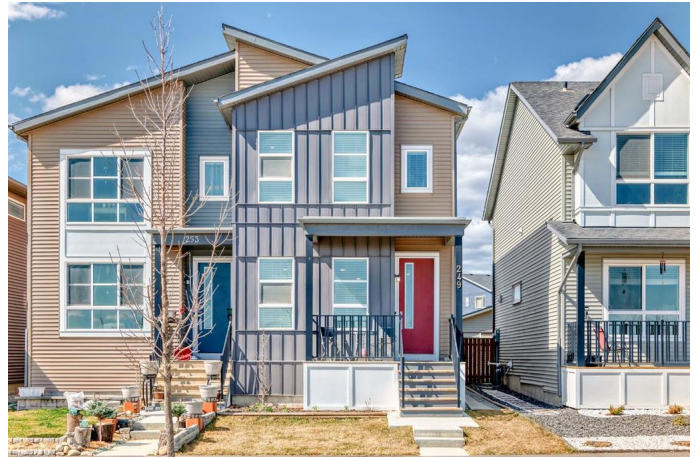
Residential on 0.06 Acres

Belmont, Calgary, Alberta

**\*\*\*NEW PRICE\*\*\*** Welcome to this stunning duplex in the heart of Belmont. Located minutes from restaurants, shopping and schools Belmont is a neighbourhood that is 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 third bedroom, and a full 4-piece bathroom, providing a perfect space for visitors or a private office area. Outside, a large backyard with a 17 x 11 deck is perfect for summer barbecues and outdoor gatherings, while an oversized single/small double detached garage offers ample storage and parking solutions. This beautiful duplex, 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® #	A2216932
Price	\$549,999
Bedrooms	3
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	May 2nd, 2025
Days on Market	15
Zoning	R-2M

### **Listing Details**

Listing Office	Grassroots Realty Group
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