

# \$779,000 - 149 Belmont Villas Sw, Calgary

MLS® #A2215074

## \$779,000

3 Bedroom, 3.00 Bathroom, 2,065 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

Step into this beautifully upgraded home offering over 2,000 sq ft of modern comfort! The main level boasts 9-foot doors, a spacious open-concept layout, a private office or Flex Space, and a Half bathroom. Upstairs features three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and ensuite, along with a bright bonus room ideal for relaxing or entertaining. The unfinished basement comes with a **SEPARATE SIDE ENTRANCE** which have a potential to be a legal suite with includes two bedrooms, and 3 pc bathroom rough-in, providing great potential for customization. Outside, the fenced backyard with a beautiful Deck is perfect for gatherings. Additional features include Luxury Vinyl Plank flooring on the main floor, ceramic tile in bathrooms, With numerous upgrades, this move-in-ready home has it all!

Built in 2022

## Essential Information

MLS® #	A2215074
Price	\$779,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,065
Acres	0.08



Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Belmont Villas Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W7

### Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	7
Zoning	R-G

**Listing Details**

Listing Office	Executive Real Estate Services
----------------	--------------------------------

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.