

# \$815,000 - 37 Belmont Common Sw, Calgary

MLS® #A2233642

**\$815,000**

5 Bedroom, 5.00 Bathroom, 2,449 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

This house is a total gem in Belmont with over 3200sqft of developed space and no HOA fees, backing onto a quiet path that leads to a park just a few doors down, and loaded with features that make everyday living feel just a little more awesome. It's south-facing, which means your home is flooded with sunshine all day, and the solar panels help you save over 50% on electricity—hello, lower bills. Step inside and you're greeted by custom built-in shelving in the entry (finally, a place to drop your keys that actually looks good). The vinyl plank flooring throughout the main level is stylish, waterproof, and made to handle real life. There's a big office for your work-from-home days and a half bath that's straight out of a design magazine with trendy wallpaper. The kitchen is a dream—9-foot ceilings, cabinets that go all the way up (no wasted space), an extra deep walk-in pantry, and shiny stainless steel appliances. Thanks to the triple-pane windows, you get tons of natural light without sacrificing energy efficiency. Upstairs, you'll find FOUR bedrooms all on one floor (a rare find), plus a big bonus room, a full bathroom, and a primary suite that checks all the boxes—dual sinks, deep soaker tub, tiled shower, and a walk-in closet that might just make you want to go shopping. But wait—it gets better. The third-floor loft is over 350 square feet of flex space perfection, complete with its own half bath and a balcony with downtown views. Whether it's a games room, teen hangout,



or chill-out zone, itâ€™s got major â€œcool factor.â€• Downstairs, thereâ€™s another big living space, a wet bar area with a sink and room for a beverage fridge, a spacious bedroom, and a mechanical room with all the efficient upgradesâ€”HRV system, high-efficiency furnace, water softenerâ€”you name it. The whole home is air conditioned, meticulously cared for, and absolutely move-in ready. This oneâ€™s a killer deal in Belmontâ€”fun, functional, and full of features.

Built in 2021

### Essential Information

MLS® #	A2233642
Price	\$815,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,449
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	37 Belmont Common Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

# of Garages 2

### **Interior**

Interior Features Built-in Features, High Ceilings, Walk-In Closet(s), Wet Bar  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Playground  
Lot Description Back Yard, City Lot, Front Yard, Gazebo, Lawn, Zero Lot Line  
Roof Asphalt Shingle  
Construction Other, Stone, Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed June 26th, 2025  
Days on Market 11  
Zoning R-G

### **Listing Details**

Listing Office CIR Realty

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