

# \$575,000 - 197 Belmont Drive Sw, Calgary

MLS® #A2250046

**\$575,000**

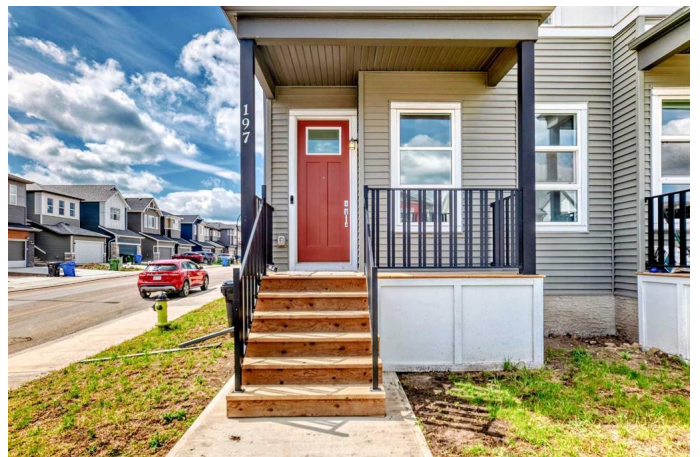
3 Bedroom, 2.00 Bathroom, 1,518 sqft  
Residential on 0.06 Acres

Belmont, Calgary, Alberta

\*\*\*\*\*Open house Saturday Sept 6 2025

12:pm till 3:pm.\*\*\*\*\* Welcome to this well-designed and modern home located in the vibrant, upcoming, and fast-growing community of Belmont in SW Calgary. Situated on a CORNER lot, this home offers the perfect blend of functionality and style. Separate side entrance. East-facing, bright open concept main floor filled with natural light cross cross-breeze throughout the home. Luxury vinyl plank flooring, soaring ceilings, and a modern lighting package elevate the main living space. At the front of the home, a spacious living room welcomes you with its warmth and charm, perfect for relaxing or entertaining guests. Continue through the open dining area to the heart of the home. Inspire a well-laid-out kitchen featuring sleek quartz countertops, custom tiled backsplash, white cabinetry, a large central island with breakfast bar seating, and a stainless steel appliance package including a hood fan and pantry for extra storage. west-facing backyard, filling the space with sunshine. A convenient 2pc bathroom and office space perfect for work, hobby, or study.

Upstairs boasts a thoughtfully designed layout that includes a bright and spacious primary suite with a walk-in closet and a private 4pc ensuite bathroom featuring a tub/shower combo. Two additional good-sized bedrooms, a large 4pc bathroom, upper floor laundry, and a bonus room for a growing family or can be a home office.



Separate side entrance access to the basement. Just minutes from parks, pathways, shopping, schools, and major roadways. Whether you're looking for a place to call home or a smart investment opportunity. Just short 7-minute drive to the Somerset C-TRAIN station, under 10 minutes to Best Buy, Walmart, Canadian Tire, Home Depot, multiple stores, and other amenities. this home checks all the boxes. Don't miss your chance to own this exceptional property in one of Calgary's most up-and-coming neighborhoods. Book your private viewing today!

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250046               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,518                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 197 Belmont Drive Sw |
| Subdivision | Belmont              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 5A1              |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Off Street, Parking Pad, Rear Drive |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                               |
| Heating           | Central, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt                                                        |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 59                |
| Zoning         | R-G               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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