

\$799,900 - 196 Belmont Terrace Sw, Calgary

MLS® #A2268935

\$799,900

5 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

Welcome to 196 Belmont Terrace SW, a stunning front-attached garage home with a legal suite and countless upgrades. Offering over 2,600 sq. ft. of stylish, functional living space, this 5-bedroom, 3.5-bath property combines comfort, versatility, and income potential in one of Belmont's most desirable locations. The main level features luxury vinyl plank flooring, fresh paint (2024), all-new designer light fixtures (2024), and a bright open-concept layout with a chef-inspired kitchen showcasing quartz countertops, full-height cabinetry, premium stainless steel appliances including a gas cooktop, and a large island with bar seating. The inviting living room with an electric fireplace and the elegant dining area flow seamlessly to the backyard and composite deck, perfect for entertaining. Upstairs offers three generous bedrooms including a spacious primary retreat with a walk-in closet and spa-like ensuite with quartz dual vanities, a soaker tub, and a glass-enclosed shower, plus a bonus room, laundry room, and full bath. The fully developed legal basement suite, complete with its own entrance, modern kitchen, stainless steel appliances, luxury vinyl plank flooring, and quartz finishes, can function as a profitable two-bedroom rental or as a fully licensed dayhome in accordance with current regulations—both highly sought-after options given its location backing directly onto a playground. Additional 2024 upgrades include central air conditioning, Gemstone permanent



exterior lighting, and fresh modern paint throughout. With a double attached garage, elegant curb appeal, and proximity to parks, schools, shopping, dining, and transit, this beautifully maintained home is ideal for multi-generational living, investment, or simply enjoying the best of Belmont. Book your private showing today!

Built in 2019

Essential Information

MLS® #	A2268935
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	196 Belmont Terrace Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Zoning	R-G

Listing Details

Listing Office	Real Broker
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