

164 Belmont Place SW  
Calgary, Alberta

MLS # A2244009

\$809,500

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Belmont                    |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 2,177 sq.ft.               | Age:   | 2024 (1 yrs old) |
| Beds:     | 5                          | Baths: | 3                |
| Garage:   | Double Garage Attached     |        |                  |
| Lot Size: | 0.08 Acre                  |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot |        |                  |

|             |                                                                                                                                               |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | High Efficiency                                                                                                                               | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                     | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                               | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade                                                                                  | LLD:       | -   |
| Exterior:   | Brick, Composite Siding, Vinyl Siding                                                                                                         | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                               | Utilities: | -   |
| Features:   | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |     |
| Inclusions: | \$7, 000 Appliance Allowance to be used through the Builder's supplier                                                                        |            |     |

Welcome to your next chapter in the vibrant and growing community of Belmont in SW Calgary—a neighbourhood known for its family-friendly atmosphere, scenic pathways, and quick access to shopping, schools, and major routes like Macleod Trail and Stoney Trail. Whether you're a growing family or looking for multigenerational flexibility, this 5-bedroom home checks all the boxes. Step inside and be greeted by light brown luxury vinyl plank flooring that flows seamlessly throughout the open-concept main floor. A versatile main floor bedroom—perfect for guests, a home office, or family members—sits beside a full 3-piece bathroom for added convenience. The heart of the home is the upgraded chef-inspired kitchen, where bright white perimeter cabinets are beautifully balanced by a warm wood-toned island, upgraded designer backsplash tile, sleek quartz countertops, and striking black hardware throughout. You'll get to choose your own appliances with an allowance of \$7000 from the builder's supplier. The kitchen overlooks both the spacious great room featuring a beautiful electric fireplace and sunny dining nook, creating an effortless flow for entertaining and everyday living. Off the dining area, step out to your rear-facing deck, perfect for summer BBQs and outdoor relaxation. Upstairs, cozy carpet welcomes you to a thoughtfully laid-out second level featuring a central bonus room—ideal for movie nights or a kids' play zone. The primary bedroom is a true retreat, complete with a spa-inspired ensuite (double vanities and a walk-in shower) and a generous walk-in closet. Three more bedrooms, a full bathroom, and an upper-floor laundry room round out this functional upper level. An attached garage adds convenience, and the unfinished walkout basement offers room to grow or customize to your lifestyle. Bonus: the

basement is roughed in for a future legal suite (subject to permitting and approval by the city)! Create your backyard oasis with a \$2,000 landscaping allowance to be provided to the buyer upon completion of landscaping. Whether you're looking for more space, smart design, or a modern aesthetic, this Belmont beauty offers it all—set in a community that blends nature, accessibility, and a strong sense of connection. Don't miss your chance to own in one of Calgary's most exciting new neighbourhoods—book your showing today!