

# \$869,900 - 25 Belmont Green Sw, Calgary

MLS® #A2200152

**\$869,900**

5 Bedroom, 4.00 Bathroom, 2,073 sqft  
Residential on 0.09 Acres

Belmont, Calgary, Alberta

OPEN HOUSE, Sunday March 30th, 12:30 - 3:00 pm. "Two bedroom Legal Basement Suite" perfect as a mortgage helper or rental income! Nestled in the highly sought-after community of Belmont, this exquisite home is a true masterpiece, showcasing an abundance of exceptional upgrades. Spanning nearly 2,900 square feet of thoughtfully designed living space, it boasts an open-concept layout that is both modern and inviting. Bathed in natural light from an abundance of windows, this residence features five generously sized bedrooms, four luxurious bathrooms, and a double attached garage, offering ample room for the entire family.

The chef-inspired kitchen is a true highlight, featuring expansive quartz countertops, elegant white cabinetry, a stylish chimney-style hood fan, a spacious pantry and top-tier stainless steel appliances. Throughout the home, you'll find durable luxury vinyl plank flooring, complemented by an electric fireplace to create a cozy atmosphere. The grand backyard is perfect for entertaining, complete with a deck and a gas line for your BBQ. Additionally, the insulated garage comes equipped with an electric charger.

The fully legal basement suite offers its own private side entry, two comfortable bedrooms, a full bathroom, and separate laundry facilities—ideal for extended family or as a potential rental opportunity. Whether you're an



investor seeking a promising property or a family looking for a mortgage helper, this home is the perfect fit.

Further adding to its appeal, this home is protected by both the builder's and Alberta New Home Warranty, ensuring peace of mind for years to come.

Perfectly located just moments from shopping, public transit, the Somerset C-Train station, dining, and so much more, this home effortlessly blends convenience with luxury.

Built in 2023

### Essential Information

MLS® #	A2200152
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,073
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	25 Belmont Green Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Private Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	28
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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