



THE
A-TEAM

**RE/MAX
FIRST**

173 BELMONT Drive, Calgary T2X 5A1

MLS®#: **A2156929**

Area: **Belmont**

Listing Date: **08/11/24**

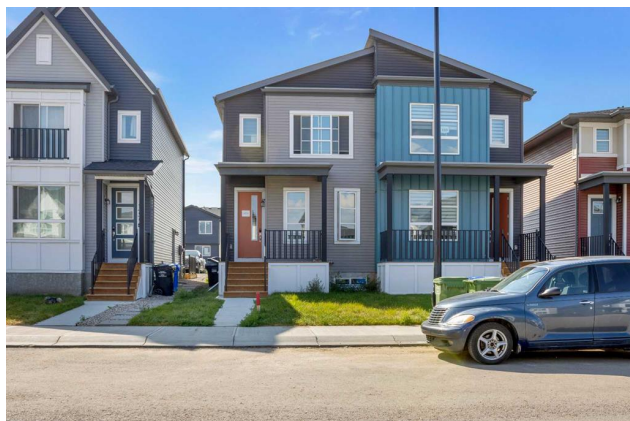
List Price: **\$679,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,573

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,573

Lot Information

Lot Sz Ar:

2,626 sqft

Lot Shape:

DOM

38

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Electric Range,Dishwasher,Dryer,Microwave,Refrigerator,Washer

Int Feat:

Kitchen Island,Separate Entrance

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| Foyer | Main | 7`3" x 6`5" | Other | Main | 6`5" x 5`5" |
| Living Room | Main | 17`2" x 15`3" | Dining Room | Main | 13`5" x 13`5" |
| Kitchen | Main | 13`5" x 13`5" | Mud Room | Main | 8`0" x 6`5" |
| 2pc Bathroom | Main | 6`5" x 6`5" | Other | Main | 6`2" x 4`5" |
| Hall | Upper | 17`5" x 5`2" | Bedroom | Upper | 10`1" x 10`3" |
| Bedroom | Upper | 12`3" x 10`2" | 3pc Bathroom | Upper | 9`1" x 7`5" |
| Laundry | Upper | 9`5" x 6`2" | Bedroom - Primary | Upper | 18`5" x 13`11" |

Walk-In Closet
Kitchen
Bedroom
4pc Bathroom
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

7`5" x 7`3"
7`1" x 6`8"
9`5" x 8`5"
8`1" x 6`9"
10`0" x 5`5"

3pc Ensuite bath
Hall
Living Room
Laundry
Bedroom

Upper
Basement
Basement
Basement
Basement

9`9" x 7`3"
20`7" x 6`3"
9`3" x 6`10"
5`5" x 3`3"
12`0" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2211122

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning 1,573 sq ft duplex in Belmont, Calgary, featuring 5 bedrooms and 3.5 baths. This modern home offers incredible versatility with a full 2 bedroom legal basement suite, perfect for extended family living or as a savvy investment. The main floor boasts an open-concept design, seamlessly connecting the spacious living area and dining space. The contemporary kitchen is equipped with stainless steel appliances, sleek cabinetry, and ample counter space, making meal prep a breeze. Upstairs, you'll find three well-sized bedrooms, including a luxurious primary suite with an ensuite bath, plus the convenience of upper-level laundry. The BASEMENT IS A TWO BEDROOM legal suite with a side entry, which features a full bathroom, a cozy living area, and a stylish kitchen, addition laundry room. Ideal for rental income or a private guest space. This property is situated in the prestigious Belmont community in Southwest Calgary. only 20 minutes from downtown and 5 minute drive to the train station. Don't miss out on this exceptional home. Book your viewing today!**

Inclusions:
 Property Listed By:

n/a
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



