



THE
A-TEAM

**RE/MAX
FIRST**

544 BELMONT Heath, Calgary T2X 4H2

MLS®#: **A2166506** Area: **Belmont** Listing Date: **09/19/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **1,526**
 Lot Sz Ar: **2,906 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,526**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`11" x 8`11"	Dining Room	Main	9`11" x 7`11"
Living Room	Main	14`11" x 13`4"	Game Room	Basement	18`3" x 14`3"
Laundry	Second	3`9" x 3`3"	Furnace/Utility Room	Basement	23`3" x 17`10"
Bedroom - Primary	Second	13`1" x 11`5"	Bedroom	Second	10`3" x 9`3"
Bedroom	Second	9`11" x 9`1"	2pc Bathroom	Main	5`2" x 4`6"
4pc Bathroom	Second	8`3" x 5`5"	5pc Ensuite bath	Second	8`11" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810558

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Belmont, Calgary! This stunning 2-story detached house offers the perfect blend of modern living and comfort. Three generously sized bedrooms provide ample space for relaxation and privacy. The primary bedroom features a luxurious ensuite bathroom for your convenience. Two full bathrooms and a convenient half-bath ensure comfort for the whole family. A modern kitchen equipped with stainless steel appliances, plenty of counter space, and a breakfast bar. The open-concept living and dining areas are perfect for entertaining guests or enjoying family time. A private backyard offers a great space for outdoor activities and gardening. There is a space for future garage development. Nestled in the desirable Belmont area, you'll enjoy easy access to parks, schools, shopping centers, and major roadways. This home is ideal for families looking for a serene and vibrant community. Don't miss the opportunity to make it yours!**

Inclusions:
Property Listed By: **N/A**
Manor Hill Realty YYC Inc.

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







