



THE
A-TEAM

**RE/MAX
FIRST**

173 BELMONT Drive, Calgary T2X 5A1

MLS®#: **A2171716** Area: **Belmont** Listing Date: **10/12/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,626 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,356**
 Low Sqft:
 Ttl Sqft: **1,356**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** 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
Entrance	Main	3`5" x 5`8"	Covered Porch	Main	11`2" x 4`9"
Entrance	Main	9`11" x 5`0"	Living Room	Main	11`10" x 16`2"
Dining Room	Main	9`1" x 12`10"	Kitchen With Eating Area	Main	11`3" x 11`1"
2pc Bathroom	Main	4`10" x 4`5"	Mud Room	Main	5`5" x 6`9"
Bedroom	Second	12`4" x 8`2"	Bedroom	Second	8`4" x 11`4"
4pc Bathroom	Second	7`6" x 4`11"	Laundry	Second	7`1" x 5`6"
Bedroom - Primary	Second	11`7" x 13`0"	4pc Ensuite bath	Second	7`10" x 4`11"

Walk-In Closet	Second	4`11" x 4`7"	Bedroom	Lower	12`0" x 8`8"
Furnace/Utility Room	Lower	7`0" x 10`0"	4pc Bathroom	Lower	6`5" x 8`2"
Kitchen	Lower	6`10" x 6`4"	Flex Space	Lower	9`3" x 6`3"
Bedroom	Lower	9`5" x 7`7"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2211122**

Zoning:
R-G

Remarks

Pub Rmks: **Discover this exceptional 5-bedroom, 3.5-bathroom semi detached property, offering incredible value in Belmont SW! This property features a legal basement suite with a separate entrance, making it a perfect opportunity for additional income or multigenerational living. The upper unit boasts an inviting open floor plan with plenty of natural light, 3 well-appointed bedrooms, and 2.5 modern bathrooms. Enjoy the comfort of carpeted stairs, contemporary finishes, and a bright living space ideal for family gatherings or entertaining. The beautiful kitchen includes lots of storage and large island for extra seating, also close by to the additional back door to the backyard also. The lower level suite includes 2 bedrooms and 1 bathroom, also featuring modern finishes and ample light. This versatile property has been successfully utilized as an Airbnb, providing excellent investment potential. With two dedicated parking spots on the pad and a charming front deck at the entrance, this property is perfect for families or investors looking for a prime location. Don't miss your chance to own this gem in Belmont SW!**

Inclusions:
 Property Listed By: **N/A**
eXp Realty

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







