



THE
A-TEAM

**RE/MAX
FIRST**

184 BELMONT Way, Calgary T2X 5T4

MLS®#: **A2175415**

Area: **Belmont**

Listing Date: **10/25/24**

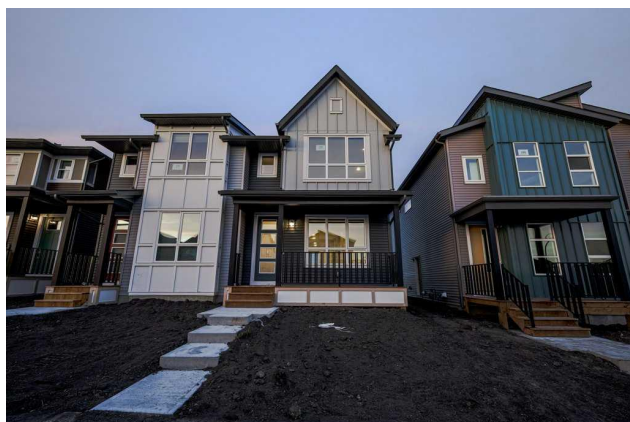
List Price: **\$669,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,443

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,443

Lot Information

Lot Sz Ar:

2,540 sqft

Lot Shape:

DOM

28

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Back Yard,Lawn

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`0"	Dining Room	Main	11`1" x 10`8"
Kitchen	Main	14`4" x 12`10"	Living Room	Main	13`7" x 11`11"
3pc Ensuite bath	Upper	7`11" x 4`11"	4pc Bathroom	Upper	8`3" x 4`11"
Bedroom	Upper	12`4" x 8`3"	Bedroom	Upper	12`4" x 8`4"
Bedroom - Primary	Upper	18`0" x 11`8"	4pc Bathroom	Basement	8`1" x 4`11"
Bedroom	Basement	12`4" x 9`4"	Kitchen	Basement	12`6" x 5`8"
Game Room	Basement	12`6" x 10`2"	Furnace/Utility Room	Basement	13`3" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2312134

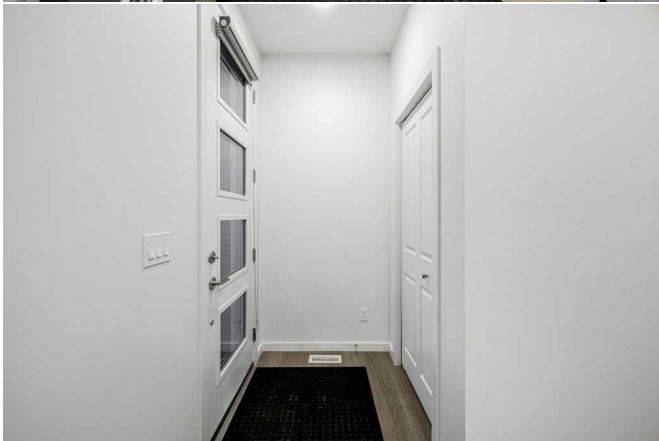
Remarks

Pub Rmks: **Welcome to this stunning 1443 sq ft duplex in Belmont, Calgary, featuring 4 bedrooms and 3.5 baths. This modern home offers incredible versatility with a fully 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 ONE 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!**

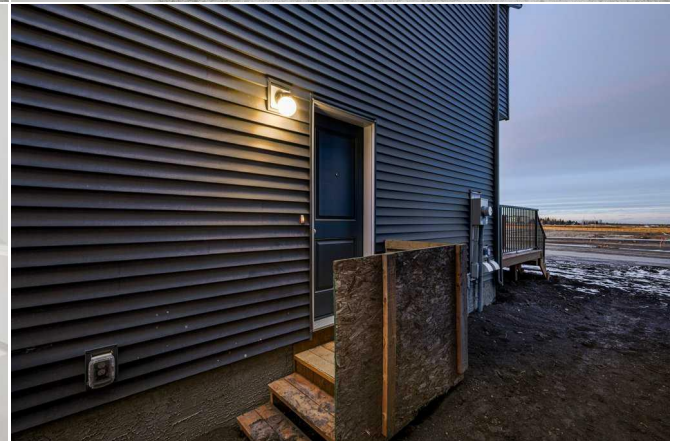
Inclusions:
Property Listed By: **n/a**
eXp Realty

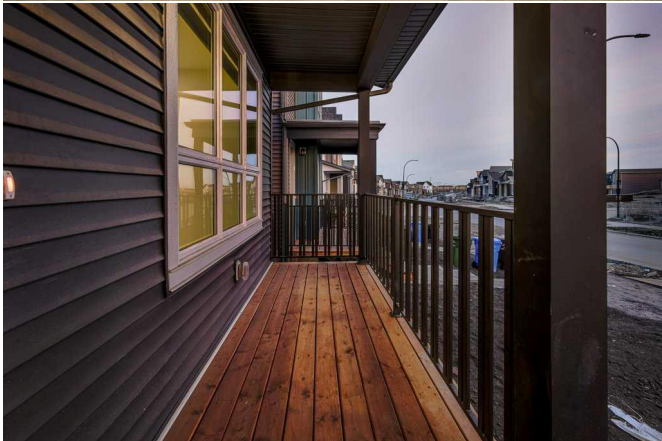
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













184 Belmont Wy SW, Calgary, AB

1st Floor Exterior Area 193.56 sq ft
Interior Area 633.37 sq ft



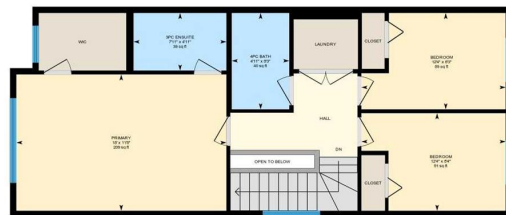
PREPARED: 2024/10/25



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

184 Belmont Wy SW, Calgary, AB

2nd Floor Exterior Area 118.81 sq ft
Interior Area 685.21 sq ft
Excluded Area 8.41 sq ft



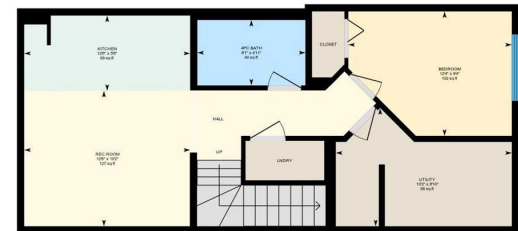
PREPARED: 2024/10/25



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184 Belmont Wy SW, Calgary, AB

Basement (Below Grade) Exterior Area 638.32 sq ft
Interior Area 581.21 sq ft



PREPARED: 2024/10/25



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