



THE
A-TEAM

**RE/MAX
FIRST**

21 BELMONT Park, Calgary T0L0X0

MLS® #: **A2176047** Area: **Belmont** Listing **10/30/24** List Price: **\$839,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 07-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,605 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,664**
 Low Sqft:
 Ttl Sqft: **2,664**

DOM

84
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	13`0" x 15`10"
Flex Space	Main	9`3" x 12`6"	Nook	Main	12`0" x 8`0"
Bonus Room	Upper	14`8" x 13`8"	Bedroom - Primary	Upper	15`0" x 16`2"
Bedroom	Upper	10`0" x 11`0"	Bedroom	Upper	10`0" x 11`0"

4pc Bathroom

Upper

0`0" x 0`0"

Bedroom
Legal/Tax/Financial

Upper

13`0" x 10`0"

Title:

Fee Simple

Legal Desc:

2312134

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to this exceptional home in the vibrant Southwest community of Belmont! Perfectly designed for modern living, this spacious home features four bedrooms on the upper level along with a large central bonus room, offering ample space for relaxation and family time. The main floor includes a versatile flex room, ideal for a home office, plus a full bathroom for added convenience. The contemporary kitchen shines with a gas range cooktop, hood fan, built-in appliances, and a large island, complemented by a separate spice kitchen. With a 9-foot foundation and side entry, the basement is ready for your potential future development ideas. Discover the possibilities in this dream home in Belmont today! Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode

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



MAIN
1118 SQ.FT.



UPPER
1546 SQ.FT.

