



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 BELMONT Park, Calgary T0L0X0**

MLS® #: **A2176047**      Area: **Belmont**      Listing Date: **10/30/24**      List Price: **\$859,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**34**  
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>
<b>3pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>13`0" x 15`10"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`3" x 12`6"</b>	<b>Nook</b>	<b>Main</b>	<b>12`0" x 8`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`8" x 13`8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`0"</b>

**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.

