



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 BELMONT Crescent, Calgary T2X4N7**

MLS®#: **A2182501**

Area: **Belmont**

Listing Date: **12/05/24**

List Price: **\$789,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **3,293 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,075**  
Low Sqft:  
Ttl Sqft: **2,075**

DOM

**48**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Insulated,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Tankless Hot Water,Walk-In Closet(s),WaterSense Fixture(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>44`7" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 17`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`7" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`7" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 14`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Den</b>	<b>Main</b>	<b>8`11" x 7`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`2" x 8`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`6" x 15`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 10`2"</b>
<b>Family Room</b>	<b>Upper</b>	<b>13`1" x 15`9"</b>

Laundry  
4pc Bathroom  
Game Room

Upper  
Basement  
Basement

8`7" x 14`0"  
4`11" x 8`8"  
21`9" x 22`0"

Walk-In Closet  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

10`0" x 4`8"  
12`2" x 10`1"  
21`11" x 7`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

2111343

Remarks

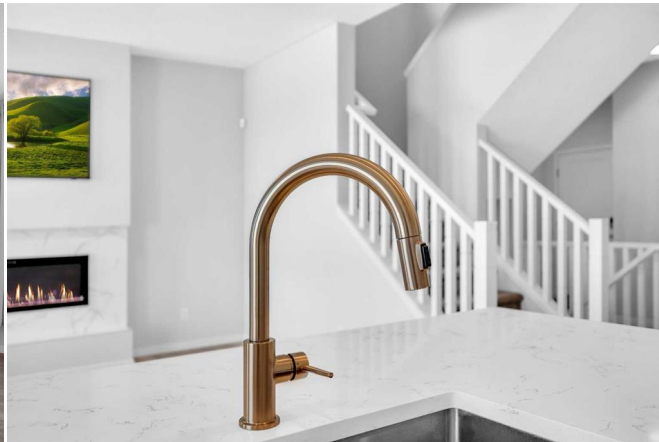
Pub Rmks: **Welcome to 94 Belmont Crescent SW, Calgary! Nestled in the vibrant community of Belmont SW, this dream home offers an exceptional blend of style, comfort, and convenience. With 4 bedrooms, 3.5 bathrooms, and a bonus room. As you step inside, you'll be greeted by a bright foyer that leads to a versatile den/office space. The heart of the home is the upgraded chef's kitchen, complete with a chimney hood fan, gas stove, built-in microwave, built-in garbage bins, and a convenient pantry. High-end appliances and thoughtful design make this kitchen a delight for cooking and entertaining. The open-concept layout flows seamlessly into a spacious living room with an elegant electric fireplace and a dedicated dining area—ideal for hosting gatherings or enjoying cozy family nights. Upstairs, you'll find the generous primary bedroom, complete with a luxurious 5-piece ensuite and a walk-in closet with a large window. Two additional spacious bedrooms, a full bathroom, a bonus family room, and a laundry room round out this level, offering convenience and functionality for a busy family. The fully builder-finished basement is ideal for extended family or guests, featuring its own living room, a full bathroom, and a cozy gas fireplace. Step outside to the beautifully landscaped backyard, complete with a deck for summer BBQs. The fully fenced yard conveniently backs onto green spaces and features a gated door for easy access to walking paths, making it perfect for outdoor enthusiasts. Don't wait—contact your favorite REALTOR® today to book a showing!**

Inclusions:  
Property Listed By:

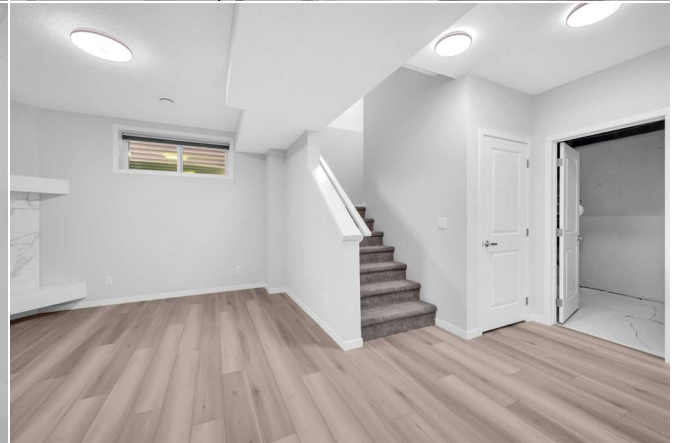
N/A  
PREP Realty

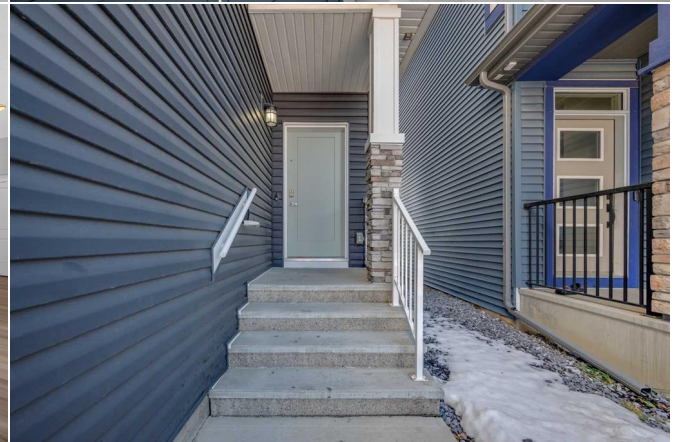
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

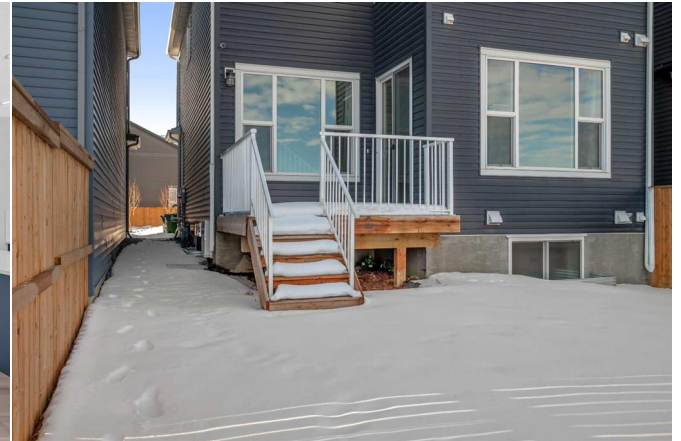












**94 Belmont Cres SW, Calgary, AB**

Main Floor Exterior Area 819.24 sq ft  
Interior Area 819.07 sq ft  
Excluded Area 427.79 sq ft



PREPARED: 2024/12/06



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

**94 Belmont Cres SW, Calgary, AB**

Upper Floor Exterior Area 1196.04 sq ft  
Interior Area 1000.48 sq ft



PREPARED: 2024/12/06



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

94 Belmont Cres SW, Calgary, AB

Basement (Below Grade) Exterior Area 652.50 sq ft  
Interior Area 732.44 sq ft



PREPARED: 2024/12/06



While regions are excluded from total floor area in GLUEX floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.