



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 BELMONT WAY , Calgary T2X 5T4**

MLS®#: **A2183103**

Area: **Belmont**

Listing Date: **12/10/24**

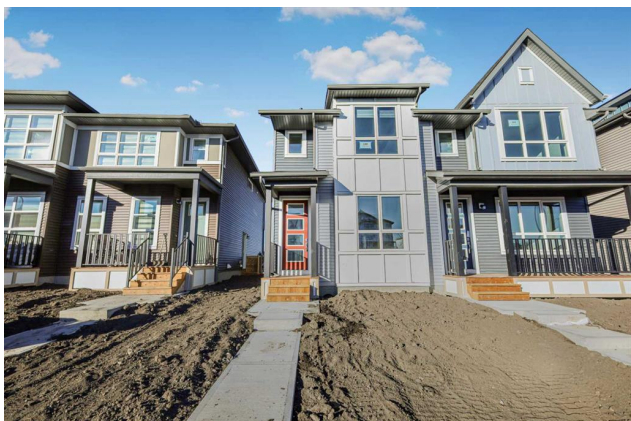
List Price: **\$679,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2024**

Lot Information  
Lot Sz Ar: **2,540 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Yard,Lawn**  
Park Feat: **Parking Pad**

Finished Floor Area  
Abv Sqft: **1,525**  
Low Sqft:  
Ttl Sqft: **1,525**

DOM

**42**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz:

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,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 12`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 11`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 9`5"</b>

Room	Level	Dimensions
<b>Bonus Room</b>	<b>Second</b>	<b>5`11" x 4`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`3"</b>
<b>Family Room</b>	<b>Second</b>	<b>12`3" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 7`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`3" x 4`4"</b>

**Game Room  
Furnace/Utility Room**

**Basement  
Basement**

**16`3" x 11`3"  
3`3" x 3`0"**

**Furnace/Utility Room**

**Basement**

**9`6" x 7`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2312134**

Remarks

Pub Rmks:

**Welcome to this stunning 1545 sq ft duplex in Belmont, Calgary, featuring 4 bedrooms, 3.5 baths, and a bonus room on the upper level. 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 features an open-concept design, seamlessly connecting the 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, a bonus room, and the convenience of upper-level laundry. The BASEMENT IS A ONE BEDROOM legal suite with a cozy living area, a stylish kitchen, and additional 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 minutes 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**





