



THE
A-TEAM

**RE/MAX
FIRST**

149 BELMONT Way, Calgary T2X5T2

MLS®#: **A2183416** Area: **Belmont** Listing Date: **12/13/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **2,680 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,459**
 Low Sqft:
 Ttl Sqft: **1,459**

DOM

40
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** Construction: **Manufactured Floor Joist,Stone,Vinyl Siding,Wood Frame**
 Heating: **Baseboard,High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Electric Range,Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

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

Living/Dining Room Combination

10`1" x 12`6"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`11" x 13`2"

Title:
Fee Simple
Legal Desc:

2312134

Zoning:
R-Gm

Remarks

Pub Rmks: **Welcome to your next investment or dream home, located in the vibrant and rapidly growing community of Belmont in Calgary, Alberta. This stunning, brand-new duplex offers exceptional quality, contemporary design, and the added benefit of a fully legal basement suite. Designed with exceptional craftsmanship, this home showcases top-tier materials and finishes, a thoughtfully designed open-concept main floor filled with natural light, and an upgraded appliance package that perfectly blends style and functionality. The fully legal basement suite, with a separate entrance, provides excellent income potential or an ideal space for multi-generational living. Belmont is a sought-after community known for its family-friendly amenities, including parks, playgrounds, scenic pathways, and open green spaces, offering the perfect balance of convenience and outdoor living. The nearby Township shopping center provides access to grocery stores, dining options, coffee shops, and essential services, making day-to-day living seamless. With easy access to major roads like Stoney Trail and Macleod Trail, this location ensures smooth connectivity to downtown Calgary and beyond. Whether you're an investor looking for strong rental potential or a homeowner seeking added financial flexibility, this property delivers exceptional value. Don't miss this incredible opportunity to own a brand-new, income-generating home in one of Calgary's most desirable communities—schedule your private viewing today!**

Inclusions:
Property Listed By: **N/A**
Charles

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









