



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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,459

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,459

Lot Sz Ar:

2,680 sqft

Lot Shape:

DOM

8

Layout

Beds: **4 (3 1)**

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,High Efficiency,Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Manufactured Floor Joist,Stone,Vinyl

Siding,Wood Frame

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

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

Living/Dining Room Combination Basement

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









