



THE
A-TEAM

**RE/MAX
FIRST**

240 BELMONT Boulevard, Calgary T2X 4W6

MLS® #: **A2183861**

Area: **Belmont**

Listing Date: **12/19/24**

List Price: **\$599,999**

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: **2,830 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Detached**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

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

Bedroom - Primary

Second

13`3" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111207

Zoning:
R-G

Remarks

Pub Rmks:

Give your family the gift of INSTANT EQUITY GAIN this Holiday Season by securing this EXCEPTIONALLY well priced home! Take possession in time for your House Warming NYE party! This beautifully designed 3 bedroom, 2.5 bathroom residence features a double detached garage and sits conveniently across the street from a future school that is set to break ground in 2025—perfect for families looking for a vibrant community! As you enter, you'll be captivated by the spacious living room adorned with large south-facing windows that flood the space with natural light. The heart of the home boasts luxurious granite countertops throughout and an upgraded appliance package, including a gas range, stylish range hood, and a built-in microwave perfectly situated in the island. The upper level features two generously sized bedrooms, a well-appointed bathroom with a walk-in shower, and convenient upper-level laundry. Your primary bedroom offers a serene retreat, complete with a walk-in closet and a private en-suite featuring another walk-in shower. This home is designed for comfort and efficiency, with triple-pane windows and installed solar panels to maximize utility savings. The property is fully landscaped and fenced for your privacy and enjoyment. The garage is equipped with an EV charger and its own 100 amp electrical panel, catering to modern lifestyles. The unfinished basement presents a blank canvas waiting for your personal touch. Plus, a side entrance could easily be installed, making it ideal for an income suite. Belmont has grand plans for the community including 2 schools, a brand new recreation center, a state of the art library and a future LRT station for ease of transportation. Don't miss out on this incredible opportunity—this is the DEAL OF A LIFETIME for the buyer who acts fast! Schedule your showing today and make this exceptional home yours for well under market value! Pre-Listing Home Inspection available upon request, and home comes with full warranty!

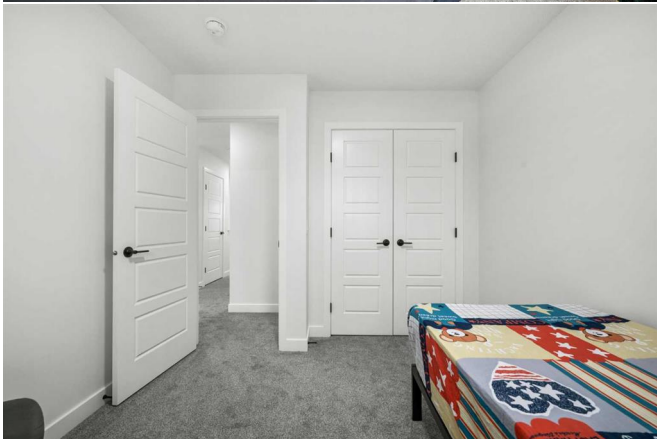
Inclusions:
Property Listed By:

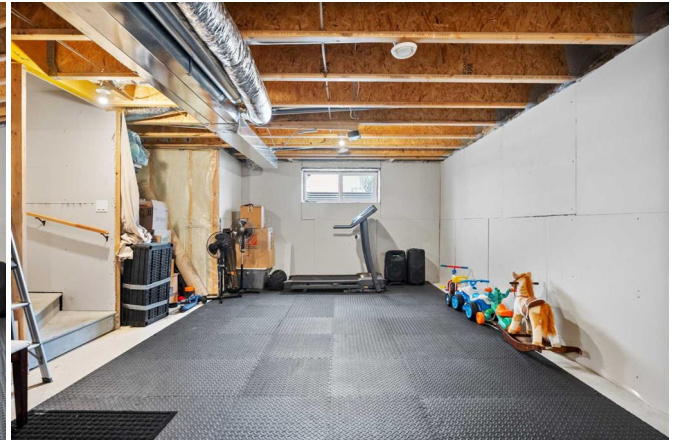
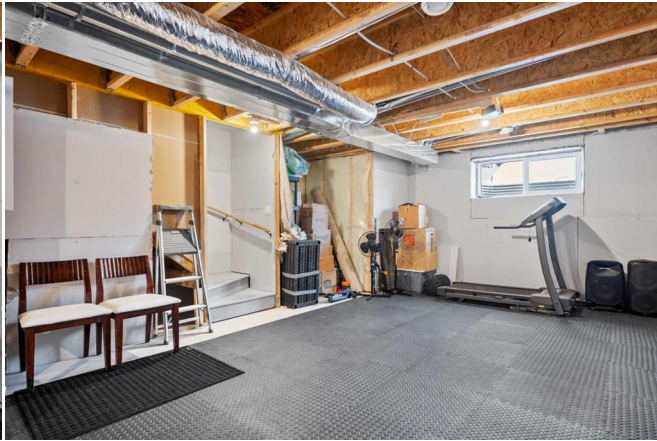
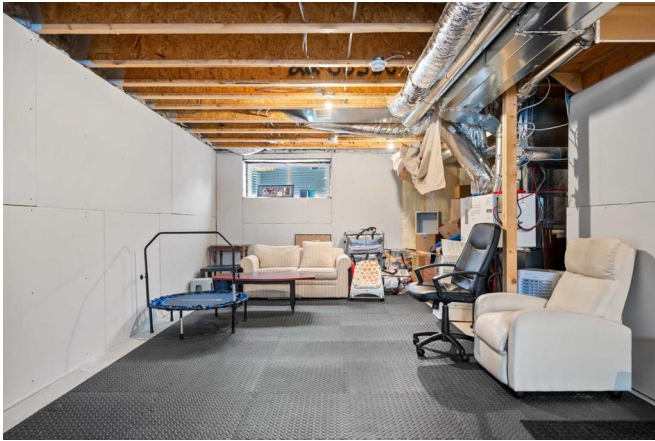
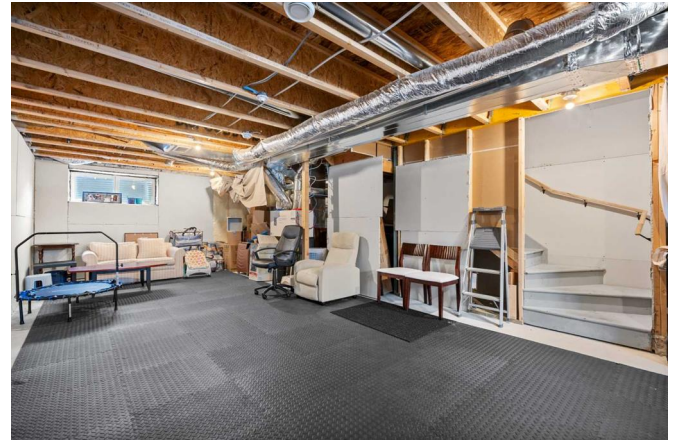
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Real Broker

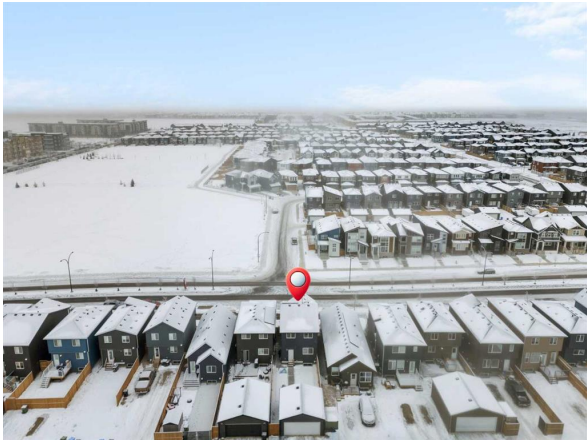
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

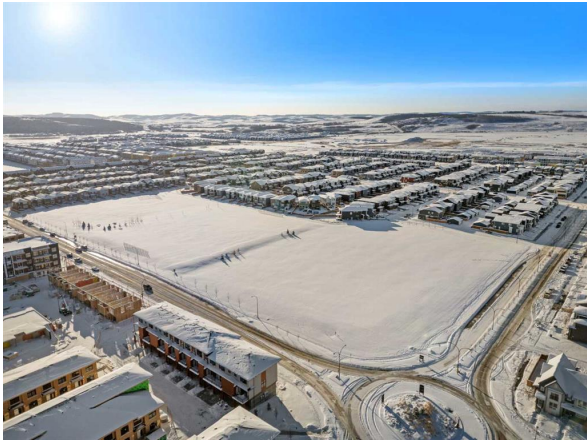






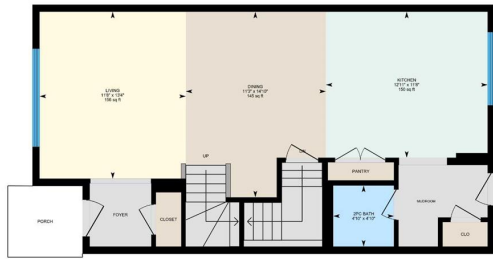






240 Belmont Blvd, Calgary, AB

Main Floor Exterior Area 717.01 sq. ft.
Interior Area 551.19 sq. ft.



0 3 6 ft

PREPARED: 2024/12/18



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

240 Belmont Blvd, Calgary, AB

1st Floor Exterior Area 723.52 sq. ft.
Interior Area 557.73 sq. ft.



0 3 6 ft

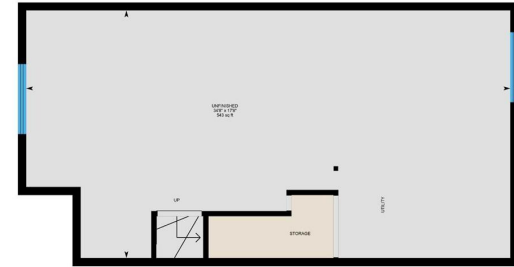
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Basement (Below Grade) Exterior Area 157.28 sq. ft.
Interior Area 53.87 sq. ft.



0 3 6 ft

PREPARED: 2024/12/18



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