



THE
A-TEAM

**RE/MAX
FIRST**

221 BELMONT Street, Calgary T2X 4W8

MLS®#: **A2184149** Area: **Belmont** Listing Date: **12/21/24** List Price: **\$649,000**
 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: **2022**
 Lot Information
 Lot Sz Ar: **2,671 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,533**
 Low Sqft:
 Ttl Sqft: **1,533**

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Up/Down**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Level,Street Lighting,Private**
 Park Feat: **Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 16`2"	Dining Room	Main	11`10" x 14`0"
Office	Main	4`6" x 5`11"	Kitchen	Main	11`0" x 10`9"
2pc Bathroom	Main	5`0" x 4`8"	Bedroom - Primary	Second	11`7" x 13`0"
3pc Ensuite bath	Second	4`11" x 7`10"	Bedroom	Second	9`3" x 9`11"
Bedroom	Second	8`3" x 9`11"	4pc Bathroom	Second	7`11" x 4`11"
Family Room	Second	12`10" x 13`4"	Laundry	Second	4`8" x 3`3"
Bedroom	Basement	9`3" x 9`7"	4pc Bathroom	Basement	7`0" x 8`3"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**16`1" x 15`4"
7`7" x 9`6"**

Storage

Basement

4`1" x 5`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

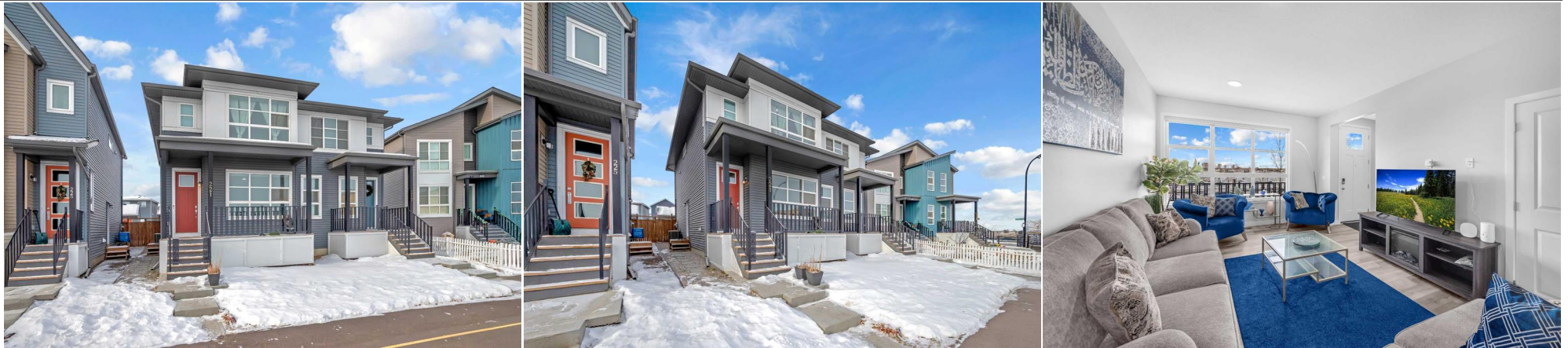
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Remarks

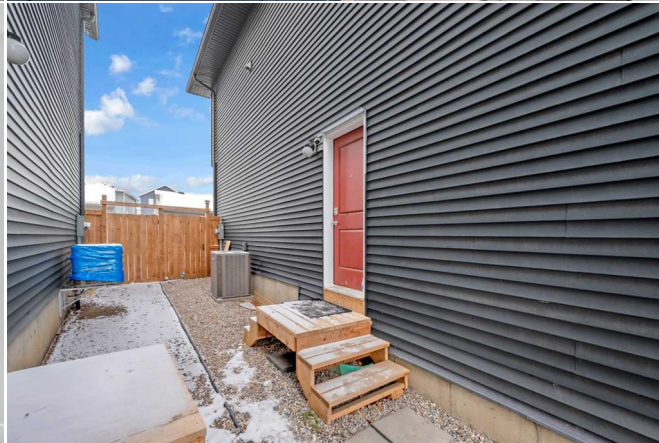
Pub Rmks: **Discover this exceptional duplex home in the sought-after community of Belmont, SW! Featuring 3 spacious bedrooms, 2.5 baths, and a bonus room, this home offers both style and functionality for modern living. The main floor impresses with a beautifully designed kitchen showcasing modern finishes, while the dedicated office room adds a practical touch for work or study. The fully finished basement with a separate side entrance which is approved for Airbnb and currently rented offers additional living space, including a recreation room, a bedroom, and a full bath—perfect for guests or extended family or even can create a extra income that supports mortgage. Step outside to enjoy the fully landscaped backyard with a dedicated barbeque gas line, ideal for relaxing or entertaining. A double car garage and a prime location close to major amenities, schools and upcoming recreational center nearby make this home a true standout. Don't miss this incredible opportunity—schedule your viewing today with your favorite realtor!**

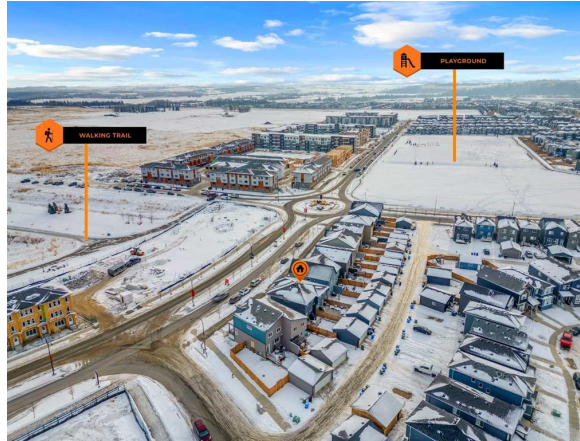
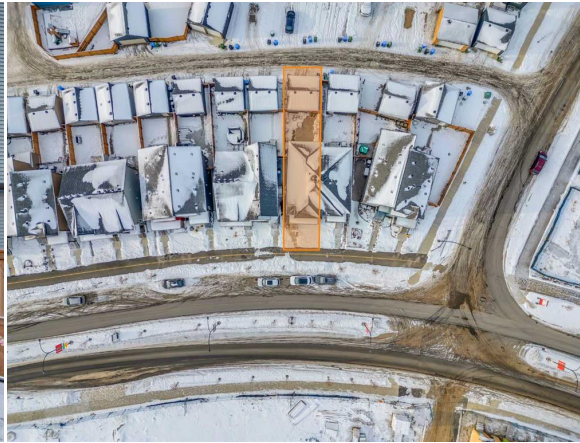
Inclusions: **Motor powered Remote Blinds**
Property Listed By: **eXp Realty**

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



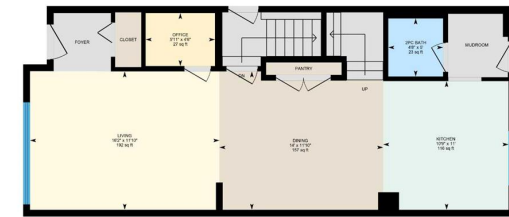






221 Belmont St SW, Calgary, AB

Main Floor Exterior Area 746.51 sq ft
Interior Area 677.05 sq ft

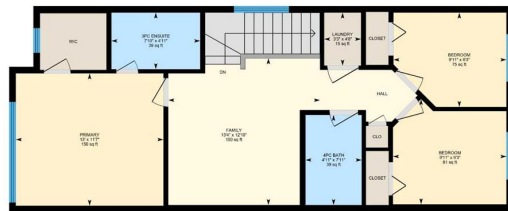


PREPARED: 2024/10/20

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

221 Belmont St SW, Calgary, AB

Upper Exterior Area 787.10 sq ft
Interior Area 710.74 sq ft



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Basement (Below Grade) Exterior Area 637.47 sq ft
Interior Area 620.00 sq ft

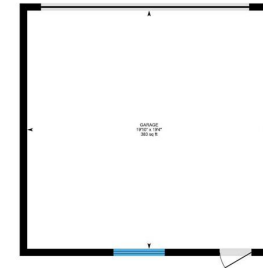


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Detached Garage Enclosed Area 430.22 sq ft



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