



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:

DOM

1
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: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Office, Bathroom, Bedroom, Family Room, and Basement with their respective levels and dimensions.

**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:

2111207

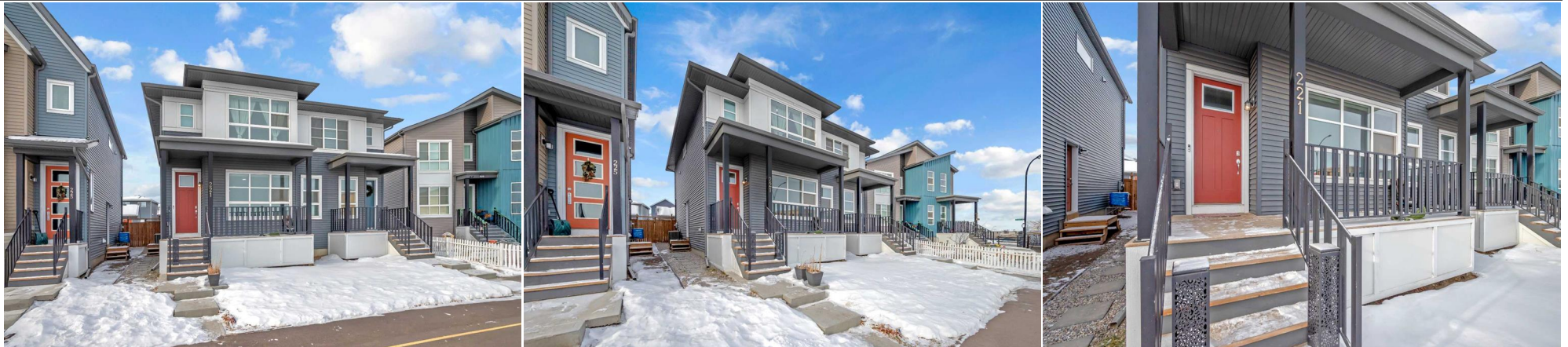
Zoning:
R-2M

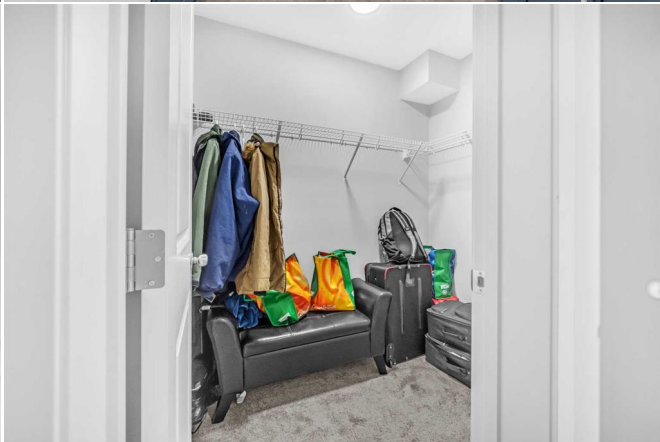
Remarks

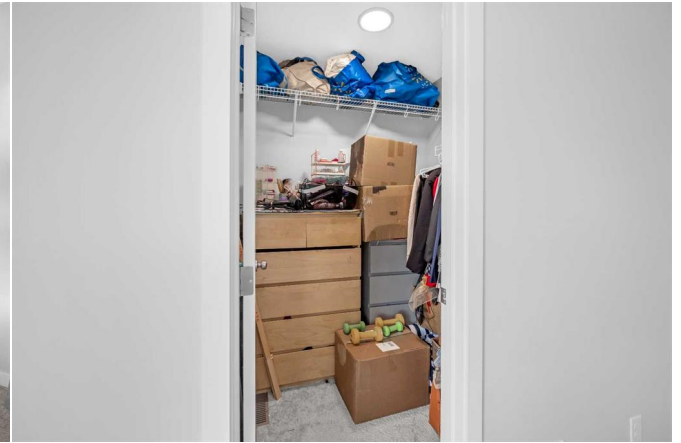
Pub Rmks: **Discover this exceptional duplex home in the sought-after community of Belmont, SW! Featuring 3 spacious bedrooms, 2.5 baths, and a bonus room, this home offers both style and functionality for modern living. The main floor impresses with a beautifully designed kitchen showcasing modern finishes, while the dedicated office room adds a practical touch for work or study. The fully finished basement with a separate side entrance offers additional living space, including a recreation room, a bedroom, and a full bath—perfect for guests or extended family. Step outside to enjoy the fully landscaped backyard, 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**

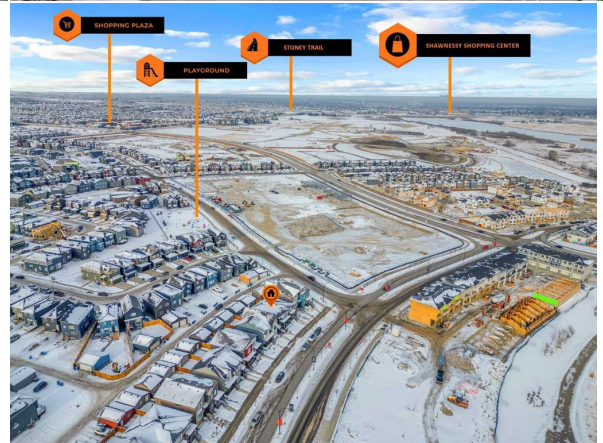
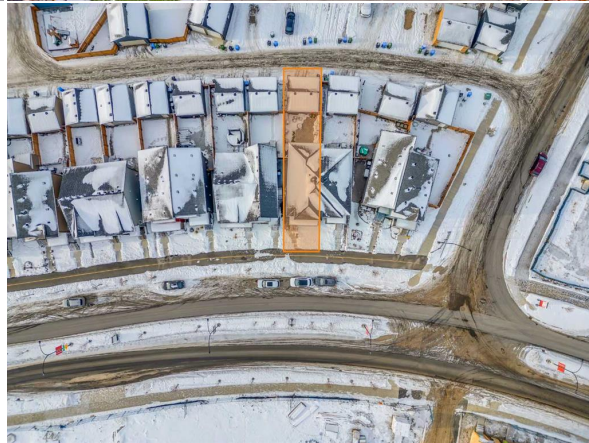
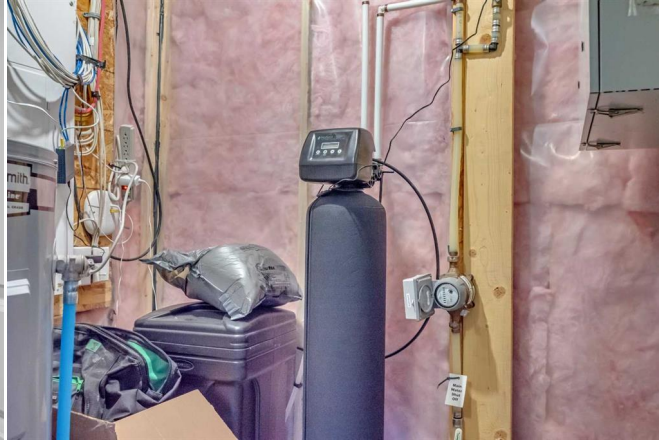
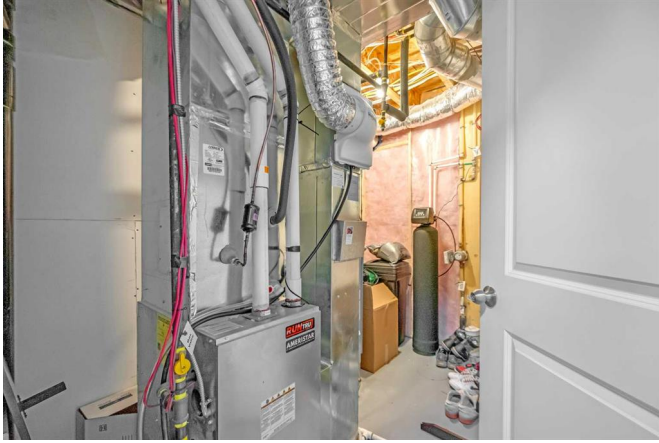
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













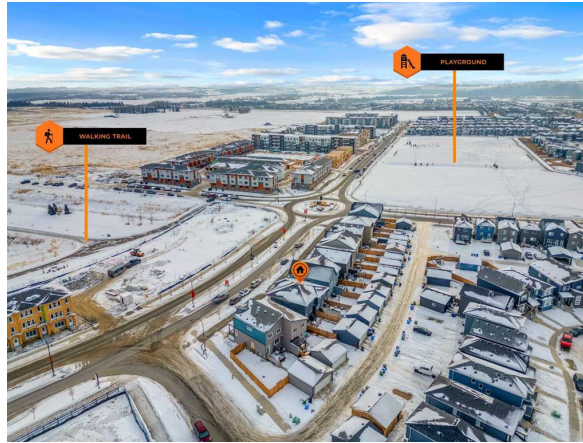
221 Belmont St SW, Calgary, AB

Upper Exterior Area 787.16 sq ft
Interior Area 718.74 sq ft



0 2 4 ft PREPARED: 2024/12/20

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



221 Belmont St SW, Calgary, AB

Basement (Below Grade) Exterior Area 897.47 sq ft
Interior Area 620.90 sq ft



0 2 4 ft PREPARED: 2024/12/20

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Main Floor Exterior Area 746.51 sq ft
Interior Area 677.45 sq ft



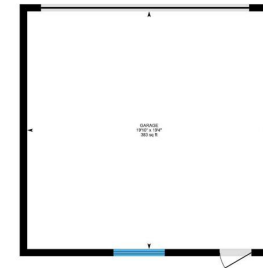
0 2 4 ft

PREPARED: 2024/12/20

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Detached Garage Enclosed Area 430.22 sq ft



0 2 4 ft

PREPARED: 2024/12/20

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