



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 BELMONT Villas, Calgary T2X4W2**

MLS®#: **A2187137**

Area: **Belmont**

Listing Date: **01/14/25**

List Price: **\$882,000**

Status: **Active**

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: **3,598 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,100**  
Low Sqft:  
Ttl Sqft: **2,100**

DOM

**8**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped, Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	11`1" x 9`9"
Bedroom	Upper	10`6" x 11`3"
Family Room	Upper	16`0" x 11`10"
4pc Bathroom	Basement	

Room	Level	Dimensions
5pc Bathroom	Upper	0`0" x 0`0"
Living Room	Main	11`9" x 9`9"
Bedroom - Primary	Upper	11`4" x 13`7"
Bedroom	Upper	13`11" x 10`11"
Bedroom	Basement	10`1" x 10`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks: **This fully customized Moraine Showhome by Shane Homes offers 4 bedrooms, 3.5 bathrooms, and thoughtful upgrades throughout. The upgraded kitchen includes extra space, a larger island, built-in microwave, and wall oven. The cozy living room features a gas fireplace and opens to the dining nook. The primary ensuite has been upgraded with a larger double vanity, shower, tub, and walk-in closet. A 2' home extension adds extra storage and living space. The fully finished basement includes 1 bedroom and 1 full bathroom below grade, offering additional living space and flexibility. The rear deck with aluminum railing is perfect for outdoor enjoyment. Additional features include Luxury Vinyl Plank flooring on the main floor, ceramic tile in bathrooms, and walk-in closets in the secondary bedrooms. Possession is estimated for April/May 2025. Please note that photos may be representative.**

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

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





