



THE
A-TEAM

**RE/MAX
FIRST**

157 BELMONT Drive, Calgary T0L 0X0

MLS®#: **A2188826**

Area: **Belmont**

Listing Date: **01/20/25**

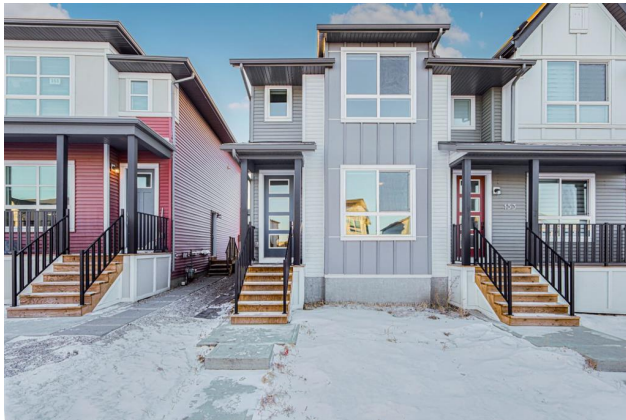
List Price: **\$659,999**

Status: **Active**

County: **Calgary**

Change: **-\$1, 27-Jan**

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:

2,460 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard
Off Street,Parking Pad**

Finished Floor Area

Abv Sqft:

1,367

Low Sqft:

Ttl Sqft:

1,367

DOM

12

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Kitchen Island,Pantry,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 17`2"	Kitchen	Main	11`1" x 11`3"
Dining Room	Main	12`11" x 9`2"	2pc Bathroom	Main	5`5" x 4`10"
4pc Bathroom	Second	7`6" x 6`4"	4pc Ensuite bath	Second	4`11" x 7`10"
Bedroom	Second	8`6" x 10`10"	Bedroom	Second	8`4" x 10`7"
Laundry	Second	7`0" x 5`10"	Bedroom - Primary	Second	11`7" x 16`0"
4pc Bathroom	Basement	4`11" x 7`8"	Bedroom	Basement	9`3" x 9`10"
Kitchen	Basement	4`9" x 9`2"	Game Room	Basement	10`10" x 16`0"

Furnace/Utility Room

Basement

7`5" x 11`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211122

Zoning:

R-G

Remarks

Pub Rmks:

"Discover this stunning 4-bedroom, 4-bathroom semi-detached property in the sought-after community of Belmont SW! This home includes a 1-bedroom basement legal suite with a separate entrance, offering a fantastic opportunity for rental income or multigenerational living. The upper unit features a bright and open floor plan with 3 spacious bedrooms and 2.5 modern bathrooms. The thoughtfully designed living space is perfect for family gatherings or entertaining, complete with a stylish kitchen boasting ample storage, a large island with extra seating, and easy access to the backyard through the rear door. Plush carpeted stairs and contemporary finishes add to the home's charm and comfort. The basement legal suite includes 1 bedroom and 1 bathroom, beautifully designed with modern finishes and plenty of natural light. This versatile suite has been successfully used as a rental, showcasing its excellent investment potential. Additional features include a welcoming front deck at the entrance. This property offers an unbeatable combination of style, functionality, and income potential in a prime location. Don't miss out on this incredible opportunity in Belmont SW!"

Inclusions:

Property Listed By:

N/A

eXp Realty

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









