



THE
A-TEAM

**RE/MAX
FIRST**

55 BELMONT Place, Calgary T2X5T6

MLS® #: **A2189427**

Area: **Belmont**

Listing Date: **01/24/25**

List Price: **\$786,879**

Status: **Active**

County: **Calgary**

Change: **+\$18k, 07-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **2,069**
Low Sqft:
Ttl Sqft: **2,069**

DOM

69
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,401 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Range,Range Hood,Washer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

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

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Living Room	Main	11`9" x 13`5"
Bedroom - Primary	Upper	11`4" x 13`7"
Bedroom	Upper	12`4" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2411754;

Remarks

Pub Rmks: **Introducing the Moraine by Shane Homes - a pre-construction opportunity in Belmont! This 2045 sqft, 2-storey home features a central rear kitchen with a spacious island, bright dining nook, and cozy rear living room. The second floor offers a central family room for added privacy, separating the rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet from two secondary bedrooms, each with its own walk-in closet. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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



