



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 BELMONT Green, Calgary T2X 4W1**

MLS®#: **A2206422**

Area: **Belmont**

Listing Date: **03/28/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,810 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,490**  
Low Sqft:  
Ttl Sqft: **1,490**

DOM

**21**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	-------------	--------------	-------------------

Title: <b>Fee Simple</b>	Zoning: <b>R-G</b>
Legal Desc: <b>2310431</b>	

Remarks

Pub Rmks: **Welcome to Belmont Green! This Jayman built home is located on one of the largest corner lots in the community (3810 sq. ft.)and is situated on a quiet street. The**

main level has an open floorplan featuring a large living room, dining room and a chef dream kitchen. The kitchen has an abundance of white cabinets, gorgeous granite counters, stainless appliances, central island with seating and a pantry. The powder room and mud room complete this level. Upstairs is the primary bedroom with walk-in closet and 4 piece ensuite, 2 more good sized bedrooms, main bath and laundry room. There is a separate side entrance with access to the unspoiled basement that has 9 ft ceilings and offers great potential for future development. There is a oversized double detached garage (24'x24') just off the alley leaving plenty of yard to enjoy. Some of the other features in this great family home are triple pane windows, solar panels, and all bathrooms have quartz counters. The community of Belmont future proposed plans are to include a Recreation Centre, library, schools and transit centre with a LRT stop on the east side of the community. Don't miss out on this amazing home!

Inclusions:

Property Listed By:

garage door opener and 1 remote, all window coverings

RE/MAX First

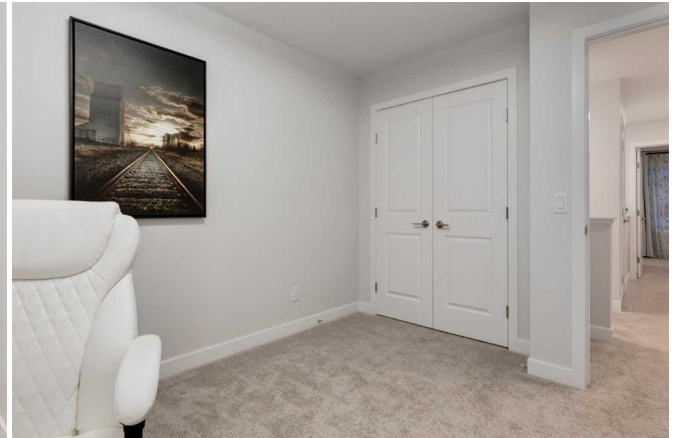
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



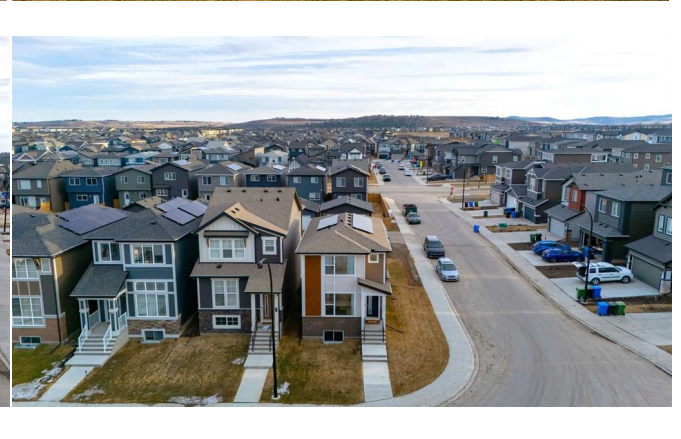
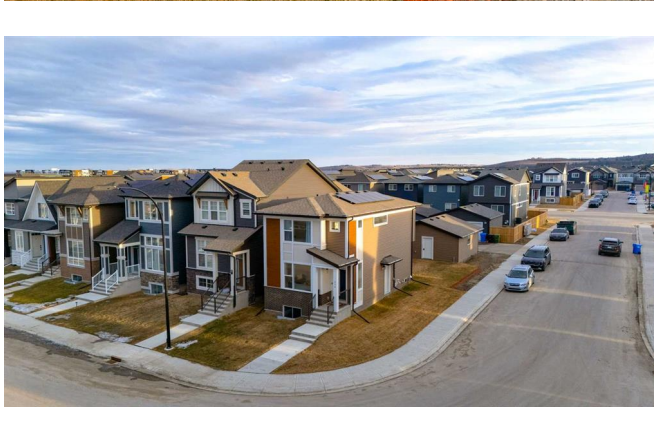
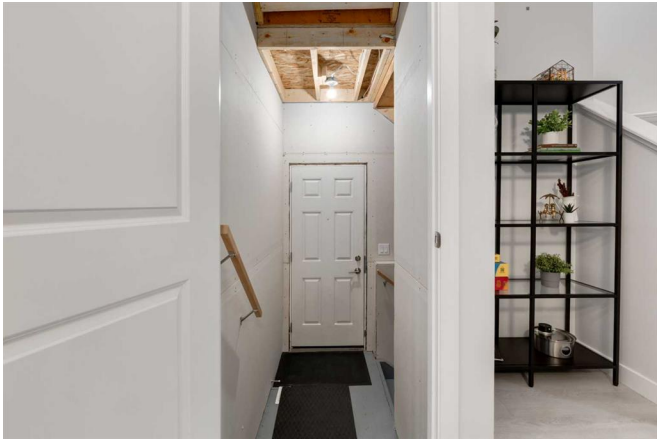




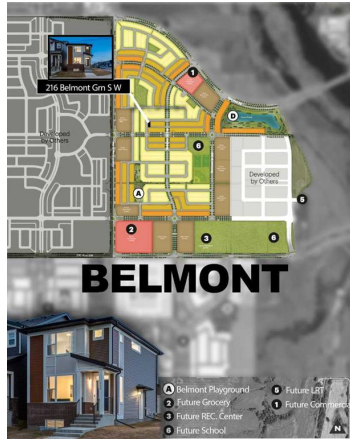




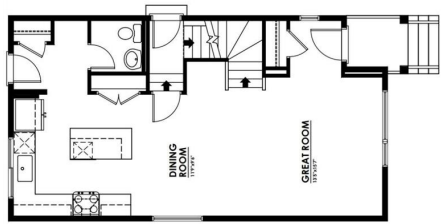
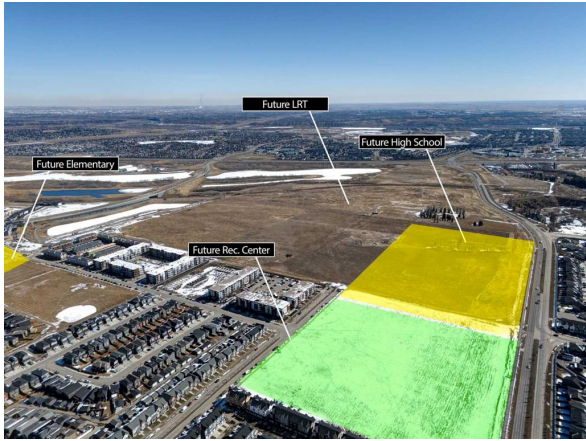








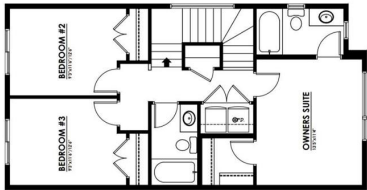




### MAIN FLOOR PLAN

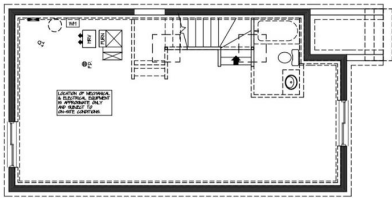
720 SQ. FT.

9'-1" Main Floor



### UPPER FLOOR PLAN

770 SQ. FT.



### FOUNDATION PLAN