# \$769,900 - 32 Belmont Terrace Sw, Calgary

MLS® #A2214579

#### \$769,900

4 Bedroom, 4.00 Bathroom, 1,944 sqft Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully designed and thoughtfully crafted two-storey home, built in 2018 and backing onto serene green space is Calgary's most connected community. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement professionally completed by the builder, this home offers plenty of room to grow, relax and entertain. The open-concept main floor is bright and inviting, perfect for everyday living and gatherings alike. Upstairs a generous bonus room provides flexible space for a playroom, home office or family lounge. The extra-deep garage comfortably fits a full sized truck and still offers room for permanent storage and gear. Permanent exterior lighting has also been installed for year-round curb appeal. This home blends modern style with practical comfort and with this superb location close to amenities, schools, major transportation and green space.







Built in 2018

#### **Essential Information**

| MLS® #         | A2214579  |
|----------------|-----------|
| Price          | \$769,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,944     |

| Acres      | 0.08        |
|------------|-------------|
| Year Built | 2018        |
| Туре       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

# **Community Information**

| Address     | 32 Belmont Terrace Sw |
|-------------|-----------------------|
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4H6               |

# Amenities

| Parking Spaces | 4   |  |
|----------------|---|--|
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage |  |
|                | Faces Front, Insulated, Oversized, See Remarks                  |  |
| # of Garages   | 2   |  |

## Interior

| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks      |  |
|-------------------|---|--|
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |  |
| Heating           | Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas   |  |
| Cooling           | Central Air   |  |
| Fireplace         | Yes   |  |
| # of Fireplaces   | 1   |  |
| Fireplaces        | Gas, Great Room, Tile   |  |
| Has Basement      | Yes   |  |
| Basement          | Finished, Full  |  |
| Exterior          |   |  |
| Exterior Features | BBQ gas line  |  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind                                      |  |
|                   |   |  |

Roof Asphalt Shingle

| Construction | Stone, Vinyl Siding, Wood Frame |
|--------------|---------------------------------|
| Foundation   | Poured Concrete                 |

## **Additional Information**

| Date Listed    | April 24th, 2025 |
|----------------|------------------|
| Days on Market | 6                |
| Zoning         | R-G              |

### **Listing Details**

Listing Office CIR Realty

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