

# \$665,000 - 160 Belmont Boulevard Sw, Calgary

MLS® #A2227161

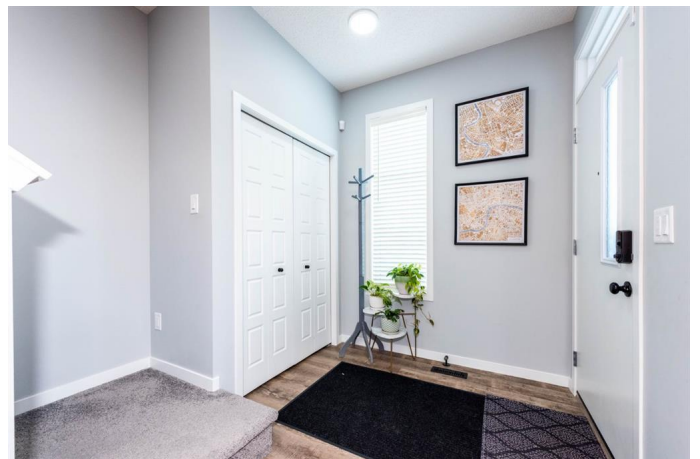
**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,510 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this impeccably maintained and fully finished home in the vibrant, family-friendly community of Belmont—this home has it all! Thoughtfully designed with comfort, style, and function in mind, it features central air conditioning, a fully developed basement, a separate side entrance, professionally landscaped yard, and a double detached garage. The main floor offers a bright and open layout with stylish modern finishes and a well-appointed kitchen with stainless steel appliances and ample cabinetry. Upstairs, you'll find a serene primary suite, two additional spacious bedrooms, a 4-piece main bath, and a versatile office/den—ideal for working from home or creating a cozy reading nook. The fully developed basement features 9-foot ceilings, a large rec room, fourth bedroom, and full bathroom. With the separate side entrance, there's potential to convert the space into a suite (subject to approval and permitting by the city)—endless possibilities for multi-generational living, guests, or future rental income. Outside, enjoy your own private oasis with a tastefully designed deck and low-maintenance landscaping—perfect for relaxing or entertaining. This non-smoking, pet-free home shows pride of ownership and is truly move-in ready. Belmont is a growing southwest Calgary community with exciting plans for future schools, an LRT stop, a Rec Centre and more—making this a home you'll love today and a smart investment



for the future.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227161    |
| Price          | \$665,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,510       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 160 Belmont Boulevard Sw |
| Subdivision | Belmont                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4W3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Kitchen Island, No Animal Home |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner                 |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                         |
| Lot Description   | Back Lane, Landscaped, Back Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 86             |
| Zoning         | RG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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