

# \$749,900 - 96 Belmont Terrace Sw, Calgary

MLS® #A2245457

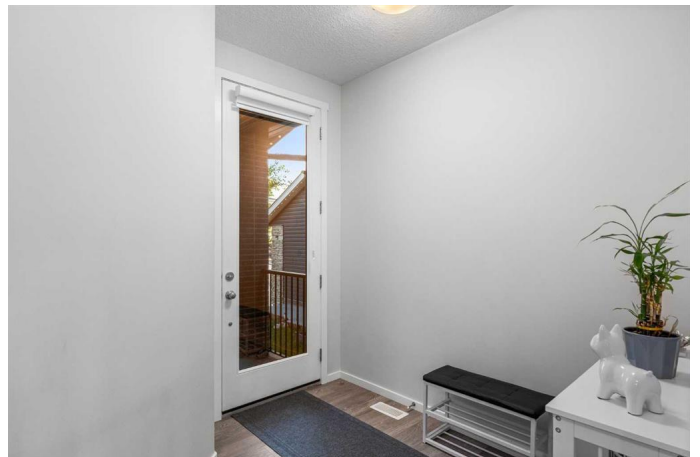
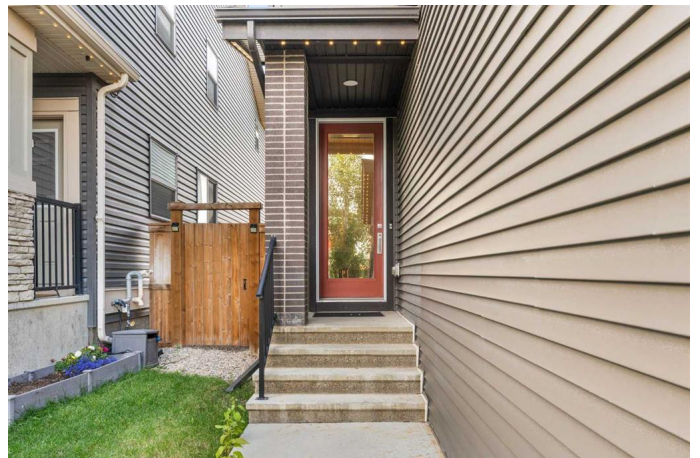
**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,937 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

FORMER SHOWHOME | GEMSTONE LIGHTS | TRIPLE PANE WINDOWS | OVERSIZED GARAGE | BUILT IN SPEAKERS | CENTRAL A/C. Welcome to this exceptional former showhome in the vibrant community of BELMONT, where THOUGHTFUL DESIGN meets EVERYDAY LUXURY. From the moment you arrive, this home stands out with its CUSTOM GEMSTONE LIGHTING and OVERSIZED GARAGE, perfect for larger vehicles or extra storage. Step inside to discover a BRIGHT OPEN CONCEPT MAIN FLOOR with WIDE PLANK VINYL FLOORING, HIGH 9 FT CEILINGS, an inviting LIVING AREA WITH GAS FIREPLACE, and a CHEFâ€™S KITCHEN equipped with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a WALK IN PANTRY, and sleek CABINETRY. A SKYLIGHT ABOVE floods the space with natural light, enhancing the airy feel. Upstairs, you will find a SPACIOUS BONUS ROOM WITH HIGH CEILINGS, a serene PRIMARY SUITE WITH SPA INSPIRED 5 PIECE ENSUITE and WALK IN CLOSET, plus TWO MORE GENEROUS BEDROOMS and a conveniently located LAUNDRY ROOM. TRIPLE PANE WINDOWS throughout provide ENERGY EFFICIENCY and a WHISPER QUIET INTERIOR. The entire home is wired for sound with IN CEILING SPEAKERS and a HIGH END AMPLIFIER SYSTEM, ideal for entertaining or enjoying your favourite playlists in style. Stay



cool in summer with CENTRAL AIR  
CONDITIONING and enjoy the MODERN  
ELEGANCE of every corner in this  
professionally designed space. The  
BASEMENT offers a blank canvas, ready for  
your custom vision with LARGE WINDOWS  
and PLUMBING ROUGH INS. This is the  
perfect blend of SHOWHOME QUALITY  
FINISHES and REAL WORLD  
FUNCTIONALITY in one of Calgary's  
most desirable communities.

Built in 2017

### Essential Information

MLS® #	A2245457
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,937
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Belmont Terrace Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H5

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Oversized

# of Garages 2

## Interior

Interior Features Bar, Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 2nd, 2025

Days on Market 45

Zoning R-G

## Listing Details

Listing Office Town Residential

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