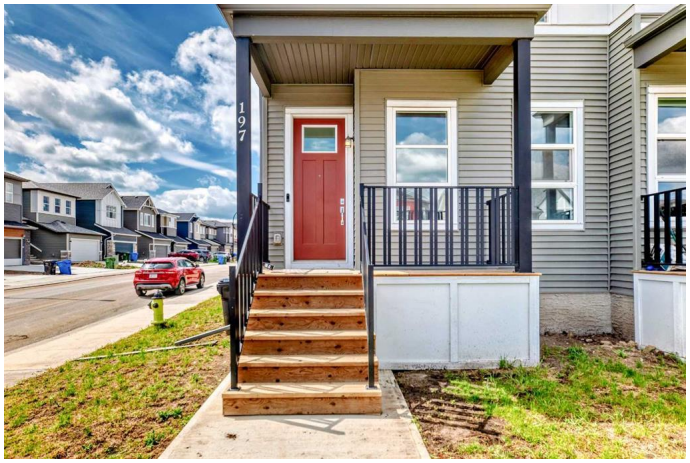
$575,000 - 197 Belmont Drive Sw, Calgary

MLS® #A2250046

$575,000
3 Bedroom, 2.00 Bathroom, 1,518 sqft
Residential on 0.06 Acres

Belmont, Calgary, Alberta



Welcome to this well-designed and modern home located in the vibrant, upcoming, and fast-growing community of Belmont in SW Calgary. Situated on a CORNER lot, this home offers the perfect blend of functionality and style. Separate side entrance. East-facing, bright open concept main floor filled with natural light cross cross-breeze throughout the home. Luxury vinyl plank flooring, soaring ceilings, and a modern lighting package elevate the main living space. At the front of the home, a spacious living room welcomes you with its warmth and charm, perfect for relaxing or entertaining guests. Continue through the open dining area to the heart of the home. Inspire a well-laid-out kitchen featuring sleek quartz countertops, custom tiled backsplash, white cabinetry, a large central island with breakfast bar seating, and a stainless steel appliance package including a hood fan and pantry for extra storage. west-facing backyard, filling the space with sunshine. A convenient 2pc bathroom and office space perfect for work, hobby, or study.
 Upstairs boasts a thoughtfully designed layout that includes a bright and spacious primary suite with a walk-in closet and a private 4pc ensuite bathroom featuring a tub/shower combo. Two additional good-sized bedrooms, a large 4pc bathroom, upper floor laundry, and a bonus room for a growing family or can be a home office.
 Separate side entrance access to the basement. Just minutes from parks, pathways,

shopping, schools, and major roadways. Whether youâ€™re looking for a place to call home or a smart investment opportunity. Just short 7-minute drive to the Somerset C-TRAIN station, under 10 minutes to Best Buy, Walmart, Canadian Tire, Home Depot, multiple stores, and other amenities. this home checks all the boxes. Donâ€™t miss your chance to own this exceptional property in one of Calgaryâ€™s most up-and-coming neighborhoods. Book your private viewing today!

Built in 2022

Essential Information

MLS® #	A2250046
Price	$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,518
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	197 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Rear Drive

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.

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