$639,900 - 149 Belmont Drive Sw, Calgary

MLS® #A2220958

$639,900

4 Bedroom, 4.00 Bathroom, 1,525 sqft
Residential on 0.07 Acres

Belmont, Calgary, Alberta

Open House Today Sun 12-3 May 18th
Welcome to this beautifully designed and modern home located in the vibrant and fast-growing community of Belmont in Calgary's SW. With incredible curb appeal and a contemporary exterior, this home offers the perfect blend of functionality, style, and income potential, thanks to its fully developed LEGAL basement suite with a private side entrance. Step inside to discover a bright, open concept main floor filled with natural light from oversized windows that create an inviting 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 - a stunning chef inspired kitchen featuring sleek quartz countertops, custom tiled backsplash, full height white cabinetry, a large central island with breakfast bar seating, and a premium stainless steel appliance package including a hood fan and pantry for added storage. Large windows overlook the private backyard, filling the space with sunshine. A convenient 2pc bathroom and office space (perfect for work or study) complete the main level. Upstairs, you'll find a thoughtfully designed layout that includes a bright and spacious primary suite with a walk-in closet and a private 4pc ensuite bathroom featuring

tub/shower combo. Two additional good-sized bedrooms, a large 4pc bathroom, upper floor laundry, and a generous bonus room add flexibility and comfort for a growing family or work from home needs. What truly sets this home apart is the builder finished, fully self contained 1 bedroom LEGAL basement suite, ideal for multi-generational living, guests, or generating rental income. The suite features its own private entrance, full kitchen with appliances, 4pc bathroom, laundry room, storage space, and a comfortable living area. Situated in a quiet yet accessible location, youâ€™re 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, 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 neighbourhoods. Book your private showing today!

Built in 2022

Essential Information

MLS® #	A2220958
Price	$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,525
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	149 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0M9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	URBAN-REALTY.ca