

# \$825,000 - 41 Belmont Common Sw, Calgary

MLS® #A2239571

**\$825,000**

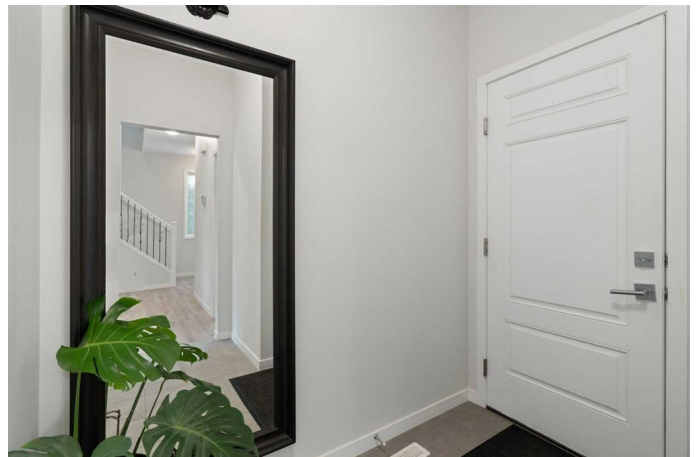
4 Bedroom, 4.00 Bathroom, 2,121 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

**\*\* OPEN HOUSE JULY 26th 1-3pm \*\***

Welcome to 41 Belmont Common, a meticulously maintained home in one of Calgary's most desirable communities, ideally located backing onto a walking path and just steps from a park—perfect for evening strolls or weekend adventures with the family. This fully finished two-storey offers 2,121 sqft above grade and over 2,800 sqft of total developed space, thoughtfully designed for modern living. The main floor is bathed in natural light with large windows throughout and features a stunning kitchen with full-height cabinetry, a gas stove, sleek quartz countertops, a spacious pantry, and a large island ideal for gatherings. The open concept layout flows seamlessly into the living and dining areas, centered around a cozy tile-surround fireplace. Just down the hall, you'll find a discreetly tucked-away half bath, as well as a well-organized back boot room with built-in shelving and direct access to the garage. Upstairs offers a bright vaulted bonus room, a handy office nook, two generous bedrooms, and a luxurious primary suite complete with two separate walk-in closets—no need to compromise on space! The fully finished basement continues to impress with a wide open rec area, a beautifully finished bathroom, and a spacious bedroom perfect for guests or a home gym. Additional features include triple-pane windows, a tile fireplace, tankless hot water system, HRV, and a sunny south-facing



backyard that fills the home with natural light all day long. This home truly shows pride of ownership and is move-in ready. Reach out to your favourite realtor to book a showing.

Built in 2019

### Essential Information

MLS® #	A2239571
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	41 Belmont Common Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Blower Fan, Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, City Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	7
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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