# \$774,900 - 164 Belmont Place Sw, Calgary

MLS® #A2263502

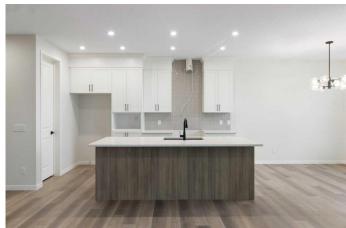
### \$774,900

5 Bedroom, 3.00 Bathroom, 2,177 sqft Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to your next chapter in the vibrant and growing community of Belmont in SW Calgary. This is a neighbourhood known for its family-friendly atmosphere, scenic pathways, and quick access to shopping, schools, and major routes like Macleod Trail and Stoney Trail. Whether you're a growing family or looking for multigenerational flexibility, this 5-bedroom home checks all the boxes. Step inside and be greeted by light brown luxury vinyl plank flooring that flows seamlessly throughout the open-concept main floor. A versatile main floor bedroom perfect for guests, a home office, or family members, sits beside a full 3-piece bathroom for added convenience. The heart of the home is the upgraded chef-inspired kitchen, where bright white perimeter cabinets are beautifully balanced by a warm wood-toned island, upgraded designer backsplash tile, sleek quartz countertops, and striking black hardware throughout. You'II get to choose your own appliances with an allowance of \$7000 from the builder's supplier. The kitchen overlooks both the spacious great room featuring a beautiful electric fireplace and sunny dining nook, creating an effortless flow for entertaining and everyday living. Off the dining area, step out to your rear-facing deck, perfect for summer BBQs and outdoor relaxation. Upstairs, cozy carpet welcomes you to a thoughtfully laid-out second level featuring a central bonus room ideal for movie nights or a kids' play zone. The primary







bedroom is a true retreat, complete with a spa-inspired ensuite (double vanities and a walk-in shower) and a generous walk-in closet. Three more bedrooms, a full bathroom, and an upper-floor laundry room round out this functional upper level. An attached garage adds convenience, and the unfinished walkout basement offers room to grow or customize to your lifestyle. Bonus: the basement is roughed in for a future legal suite (subject to permitting and approval by the city)! Create your backyard oasis with a \$2,000 landscaping allowance to be provided to the buyer upon completion of landscaping. Whether you're looking for more space, smart design, or a modern aesthetic, this Belmont beauty offers it all, set in a community that blends nature, accessibility, and a strong sense of connection. Don't miss your chance to own in one of Calgary's most exciting new neighbourhoods - book your showing today! \*Some photos are Virtually Staged.\*

#### Built in 2024

#### **Essential Information**

MLS® # A2263502 Price \$774,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 2,177
Acres 0.08

Year Built 2024
Type Residential

Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 164 Belmont Place Sw

Subdivision Belmont
City Calgary
County Calgary
Province Alberta
Postal Code T2X 6C9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In

Closet(s)

Appliances See Remarks

Heating High Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full, Exterior Entry, Unfinished, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed October 9th, 2025

Days on Market 7

Zoning R-G

## **Listing Details**

Listing Office Royal LePage Benchmark

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