

**149 Belmont Way SW**  
**Calgary, Alberta**

**MLS # A2216988**



**\$619,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Belmont                         |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,461 sq.ft.                    | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Separate Entrance           |                   |      |

**Inclusions:** N/A

Welcome to Belmont, best known as Calgary's "Boredom Free Zone" From townhomes and laned homes to front drive and paired homes &ndash; each with its own yard &ndash; Belmont has all the indoor and outdoor space your family needs to move and grow. Enjoy ultra-livable layouts, kid-centric play spaces, a new school coming soon and walking trails that the family dog is sure to love. Tired of spending hours in traffic? Belmont offers three major access roads including Sheriff King St, 194th and 201th Ave, assisting to connect its quiet streets to the rest of Calgary, so you can quickly reach everything you need. As Belmont continues to blossom, the local amenities will too. Area plans include a City of Calgary Recreation Centre to be built along 210th Ave SW, beside a future library and high school site. A transit centre is also planned to include a future LRT stop on the east side of the community, which will make it even easier to stay connected. Welcome to your NEW home! Built in 2024 this Homes By Avi designed duplex features 4 bedrooms, 3 and 1/2 baths, a fully finished Legal Suite, and upgraded appliances. In the kitchen you are sure to be impressed by the soaring ceilings and ample amount of counter/cupboard space all while maintaining a modern, pristine design. Upstairs you will find the generously sized master suite with a walk in closet with ensuite, two more bedrooms, a separate laundry room as well as the main 4 piece bath! Whether you are hoping for an income generating property or simply to have the means to host guests for an extended period of time, this home comes fully equipped with a legal basement suite move in ready! Don't miss out on a wonderful opportunity to relocate your family to one of Calgary's most family friendly communities! Book your showing and start envisioning your future here!