

**200 Belmont Way SW**  
**Calgary, Alberta**

**MLS # A2230937**



**\$624,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,542 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows		

<b>Inclusions:</b>	NA		
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Welcome to this beautifully crafted 3-bedroom, 2.5-bathroom duplex located in the vibrant and growing community of Belmont, Calgary. Built by the trusted team at Homes by Avi, this modern home offers a perfect blend of comfort, style, and functionality. Step inside to discover a bright and open-concept main floor featuring 9-foot ceilings, durable luxury vinyl plank flooring, and a spacious living area perfect for entertaining. The chef-inspired kitchen boasts quartz countertops, a large island with seating, stainless steel appliances, and sleek cabinetry with soft-close drawers. Upstairs, you'll find three generously sized bedrooms, including a serene primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a full bath, and a conveniently located laundry area complete the upper level. Outside, enjoy your private backyard space, perfect for summer BBQs or a future deck. The unfinished basement offers endless potential for a rec room, home gym, or additional living space. Located just minutes from parks, future schools, shopping, and transit, this home offers the perfect balance of quiet suburban living with quick access to major roadways like Macleod Trail and the Ring Road