$814,900 - 261 Belmont Green Sw, Calgary

MLS® #A2206246

$814,900

4 Bedroom, 4.00 Bathroom, 2,076 sqft
Residential on 0.01 Acres

Belmont, Calgary, Alberta

OPEN HOUSE SAT MARCH 29 12:00 -3:00 START THE CAR - This is the one you've been waiting for! An IMMACULATE, fully finished property in a great location with endless upgrades. You will be immediately impressed by the quality, condition and layout of this functional home. Plenty of room for the whole family with 4 bedrooms, 4 bathrooms and 2,815 sq ft of developed living space. The main level boasts vinyl flooring, bright West facing windows and a warm colour palette. The kitchen is a chefs dream with high-end appliances, QUARTZ COUNTERTOPS, large centre island and a walk-thru pantry. There is a mudroom leading in from double car garage, which offers a practical seating area and extra storage. Upstairs you will find three spacious bedrooms, all equipped with walk-in closets and upgraded closet organizers. The primary bedroom has a luxurious 5pc ensuite with a huge walk-in shower, deep soaker tub and dual vanities. There is also another 5-pc bathroom on the upper level, a cozy bonus room and a convenient laundry room with cabinets. The basement features high ceilings, a large rec-room, 4th bedroom and 4-pc bathroom. LOVELY AND QUIET LOCATION, BACKING A GREEN SPACE. No neighbours directly behind you and quick access to Belmont's extensive pathway system. WEST FACING BACKYARD with a large deck for soaking in the sun. You will remain comfortable all year long with the cozy multi-coloured FIREPLACE and refreshing

CENTRAL A/C. This is a solid built Shane Home with every upgrade imaginable: Upgraded "spill resistant" carpet, durable vinyl decking, water filtration system, built-in speaker system, extra large hot water tank, upgraded cabinets, drawers, light fixtures, faucets and more! This LIKE-NEW home also carries 10 YEAR NEW HOME WARRANTY. Nothing left for you to do but move-in and enjoy! Come see why the community of Belmont is growing rapidly. Easy access to multiple parks, walking trails, shopping centres, Stoney Trail, Spruce Meadows, Sirocco Golf Course and South Campus Hospital. There are plans for future school sites and a future recreation centre. As the neighbourhood adds more amenities, your property value is also sure to increase. Book a showing for this beautiful, move-in ready home before it's too late! Check out the 3D VIRTUAL TOUR & YOUTUBE VIDEO.

Built in 2023

Essential Information

MLS® #	A2206246
Price	$814,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,076
Acres	0.01
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	261 Belmont Green Sw

Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Garage Control(s)
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	34
Zoning	R-G

Listing Details

Listing Office   MaxWell Capital Realty