

# \$584,900 - 229 Belmont Street Sw, Calgary

MLS® #A2262697

**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Beautiful 3-Bedroom Duplex in Belmont “  
Across from a Pond & Surrounded by Future  
Growth

Welcome to this charming 3-bedroom, 2.5-bath duplex offering 1,407 sq. ft. of bright, open living space in the heart of Belmont, SW Calgary. This home features a welcoming front porch, double detached garage, fenced yard with grass, trees, and a deck, plus a painted basement floor ready for future development. Inside, enjoy high ceilings, an open-concept layout, east-facing primary bedroom with a walk-in closet and 3-piece ensuite, and upper-level laundry. A PAX closet system is included. Any furniture from this home can also be purchased separately or as a package.

Located across from a scenic pond, steps from bus stops, and near Ron Southern Elementary and Holy Child School, with another school planned. Enjoy quick access to a dog park, skate park, shopping plaza, walk-in clinic, and grocery stores “ plus a new gas station and retail plaza (1-minute walk) under construction.

Belmont is one of Calgary’s  
fastest-growing communities, with a future  
C-Train stop, multi-sport recreation centre and  
library (2027), and a 145,000 sq. ft. retail  
centre coming soon, making this the perfect  
home and investment opportunity.

Built in 2021



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262697               |
| Price          | \$584,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,407                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 229 Belmont Street Sw |
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X4W8                |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Walk-In Closet(s)                                                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 13                |
| Zoning         | R-2M              |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.