

# \$695,000 - 160 Belmont Boulevard Sw, Calgary

MLS® #A2227161

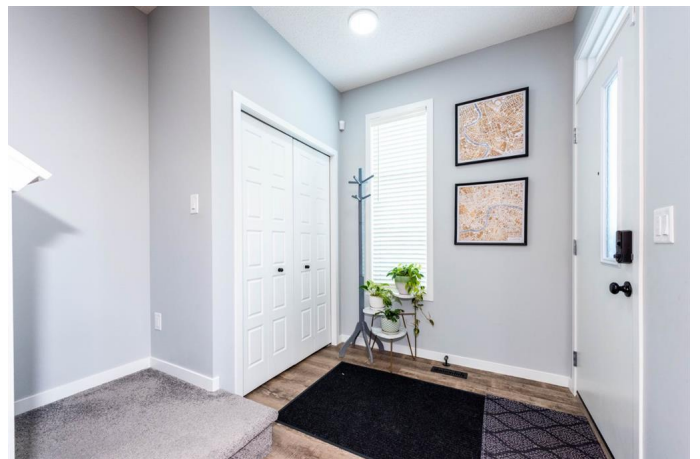
**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,510 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this impeccably maintained and fully finished home in the vibrant, family-friendly community of Belmont—this home has it all! Thoughtfully designed with comfort, style, and function in mind, it features central air conditioning, a fully developed basement, a separate side entrance, professionally landscaped yard, and a double detached garage. The main floor offers a bright and open layout with stylish modern finishes and a well-appointed kitchen with stainless steel appliances and ample cabinetry. Upstairs, you'll find a serene primary suite, two additional spacious bedrooms, a 4-piece main bath, and a versatile office/den—ideal for working from home or creating a cozy reading nook. The fully developed basement features 9-foot ceilings, a large rec room, fourth bedroom, and full bathroom. With the separate side entrance, there's™ potential to convert the space into a suite (subject to approval and permitting by the city)—endless possibilities for multi-generational living, guests, or future rental income. Outside, enjoy your own private oasis with a tastefully designed deck and low-maintenance landscaping—perfect for relaxing or entertaining. This non-smoking, pet-free home shows pride of ownership and is truly move-in ready. Belmont is a growing southwest Calgary community with exciting plans for future schools, an LRT stop, a Rec Centre and more—making this a home you™ll love today and a smart investment



for the future.

Built in 2021

### **Essential Information**

MLS® #	A2227161
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,510
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	160 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	6
Zoning	RG

## Listing Details

Listing Office	Century 21 Bravo Realty
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