

# \$609,900 - 157 Belmont Drive Sw, Calgary

MLS® #A2231492

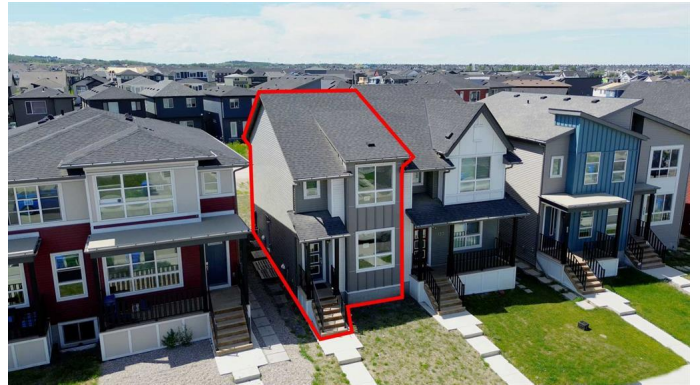
**\$609,900**

4 Bedroom, 4.00 Bathroom, 1,377 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

\*\*\*Price Improvements!\*\*\* Discover this exceptional 4-bedroom 4-bathroom semi-detached home, ideally situated in desirable Belmont. Welcome to 157 Belmont Drive SW! This beautiful home offers a truly unique blend of sophisticated family living and outstanding income potential with premium designer finishings throughout, featuring a legal 1-bedroom basement legal suite with its own separate entrance on the lower level. The main level showcases a bright and inviting open-concept floor plan, with living and dining space flowing seamlessly into the gourmet kitchen. The modern kitchen features stainless steel appliances, sleek cabinetry, casual counter seating, and just steps to the outdoors, making indoor-outdoor living a breeze! A 2-piece bath and spacious front and back entryways complete the main level. Upstairs, you will find 3 generously sized bedrooms, including the primary bedroom with an ensuite bath and walk-in closet. Convenient upper-level laundry and storage with built-ins make laundry day easy! Adding to this property's appeal is the beautifully appointed legal basement suite. Featuring 1 bedroom, a full 4-piece bathroom, and separate laundry, this self-contained unit is thoughtfully designed with modern finishes and enjoys an abundance of natural light. Its proven track record as a successful rental unit underscores its excellent investment potential, while also providing a flexible option for multi-generational living. This property truly



delivers an unbeatable combination of style, functionality, and significant income-generating capability, all within a prime Belmont SW location. Don't miss your chance to own this remarkable home – book your viewing today!

Built in 2022

### Essential Information

MLS® #	A2231492
Price	\$609,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,377
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	157 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A1

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	61
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
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