

\$815,000 - 37 Belmont Common Sw, Calgary

MLS® #A2233642

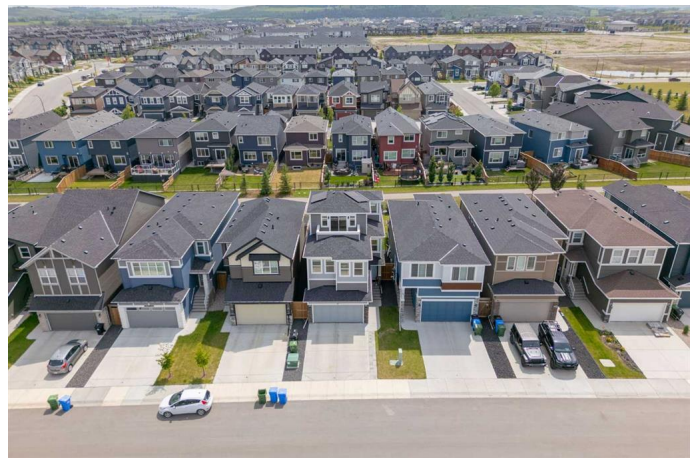
\$815,000

5 Bedroom, 5.00 Bathroom, 2,449 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

This house is a total gem in Belmont—no HOA fees, backing onto a quiet path that leads to a park just a few doors down, and loaded with features that make everyday living feel just a little more awesome. It's south-facing, which means your home is flooded with sunshine all day, and the solar panels help you save over 50% on electricity—hello, lower bills. Step inside and you're greeted by custom built-in shelving in the entry (finally, a place to drop your keys that actually looks good). The vinyl plank flooring throughout the main level is stylish, waterproof, and made to handle real life. There's a big office for your work-from-home days and a half bath that's straight out of a design magazine with trendy wallpaper. The kitchen is a dream—9-foot ceilings, cabinets that go all the way up (no wasted space), an extra deep walk-in pantry, and shiny stainless steel appliances. Thanks to the triple-pane windows, you get tons of natural light without sacrificing energy efficiency. Upstairs, you'll find FOUR bedrooms all on one floor (a rare find), plus a big bonus room, a full bathroom, and a primary suite that checks all the boxes—dual sinks, deep soaker tub, tiled shower, and a walk-in closet that might just make you want to go shopping. But wait—it gets better. The third-floor loft is over 350 square feet of flex space perfection, complete with its own half bath and a balcony with downtown views. Whether it's a games room, teen hangout,



or chill-out zone, itâ€™s got major â€œcool factor.â€• Downstairs, thereâ€™s another big living space, a wet bar area with a sink and room for a beverage fridge, a spacious bedroom, and a mechanical room with all the efficient upgradesâ€”HRV system, high-efficiency furnace, water softenerâ€”you name it. The whole home is air conditioned, meticulously cared for, and absolutely move-in ready. This oneâ€™s a killer deal in Belmontâ€”fun, functional, and full of features.

Built in 2021

Essential Information

MLS® #	A2233642
Price	\$815,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,449
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	37 Belmont Common Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Built-in Features, High Ceilings, Walk-In Closet(s), Wet Bar
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Playground
Lot Description Back Yard, Front Yard, Lawn, City Lot, Gazebo, Zero Lot Line
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Other
Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025
Days on Market 1
Zoning R-G

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.