

# \$700,000 - 264 Belmont Boulevard Sw, Calgary

MLS® #A2239910

**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Discover a truly exceptional home perfectly positioned across from a massive green space, offering a serene and beautiful outlook. The open-concept main floor is designed for modern living. Gleaming hardwood floors flow throughout most of the main floor, leading you to a gourmet kitchen that is a chef's dream. It features an abundance of sleek, white cabinetry with soft closing cabinets, stunning quartz countertops, a large central island, and premium stainless steel appliances. Adjacent to the kitchen, a spacious dining area and a welcoming living room provide the perfect backdrop for entertaining. A versatile front room offers a quiet retreat, ideal for a home office or a cozy sitting area. The convenient main floor is completed by a half bathroom near the back door, which leads out to a private deck, a generous yard, and a double detached garage. Upstairs, you'll find a cleverly designed layout that maximizes privacy. A bright, central bonus room separates the three well-sized bedrooms. The primary bedroom is a peaceful sanctuary, complete with a private three-piece ensuite. The two additional bedrooms are served by a full four-piece main bathroom, and a dedicated upstairs laundry room adds incredible convenience. The fully developed basement is an outstanding feature with a separate side entrance. It offers an illegal suite that includes a comfortable living room, a full kitchen, a spacious bedroom, and a four-piece bathroom, providing endless possibilities. This home's



location is truly unparalleled. You're just a five-minute drive from the fantastic shops and amenities in Silverado and Walden, with easy access to Stoney Trail for a quick commute. The Shawnessy YMCA and the LRT are also close by, making city-wide travel a breeze. This is more than just a house; it's a home that combines thoughtful design with a perfect location. A brand-new shopping mall is opening soon just behind the house, within easy walking distance. A bus stop is conveniently located just 10-15 seconds away by foot, offering quick and easy access to public transportation. Don't miss your chance to see all that it has to offer come and see it for yourself today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239910    |
| Price          | \$700,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,754       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 264 Belmont Boulevard Sw |
| Subdivision | Belmont                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T2X 4W6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped  
Roof Asphalt  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 16th, 2025  
Days on Market 50  
Zoning R-G

### Listing Details

Listing Office eXp Realty

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