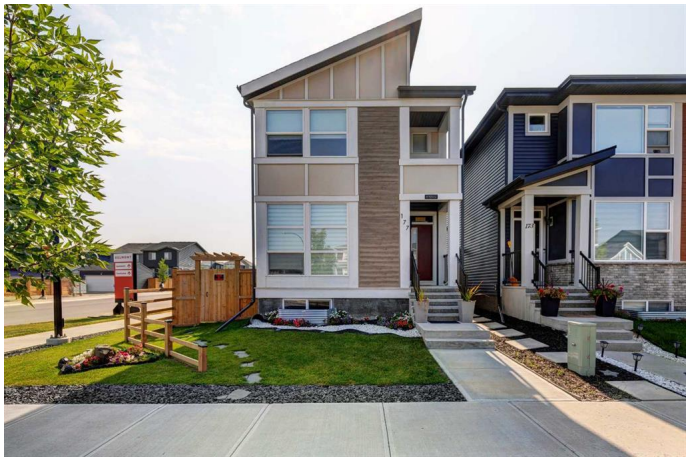
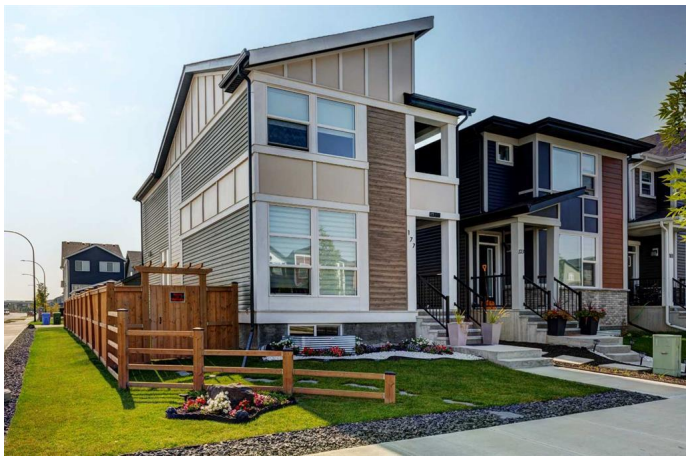
$710,000 - 177 Belmont Boulevard Sw, Calgary

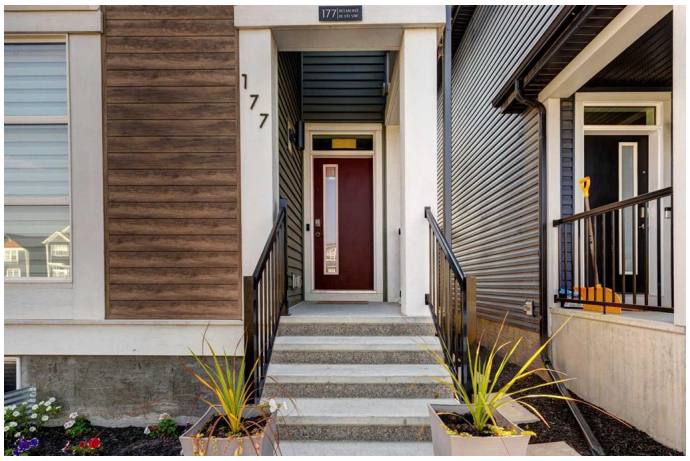
MLS® #A2256702

$710,000
3 Bedroom, 3.00 Bathroom, 1,644 sqft
Residential on 0.08 Acres

Belmont, Calgary, Alberta







Built in 2022, this amazing home shows better than new and is set on a huge, wide corner lot that has been meticulously landscaped with new fencing, lush lawns, scalloped flower beds and a private deck - all the costly, time-intensive work already completed so you can simply enjoy. Pride of ownership is evident inside and out. Step into the main floor where you'll find luxury vinyl plank flooring and 9' knockdown ceilings. A versatile flex room can easily serve as a 4th bedroom or home office, conveniently located near a 2-piece bath. the open plan design seamlessly connects the central family room, family sized dining area and elegant peninsula style kitchen w/quartz counters, lunch counter, ceiling height cabinets, a gorgeous backsplash, stainless steel appliances, motorized custom Zebra blinds and a walk in pantry. Upstairs offers 3 spacious bedrooms including a primary suite with spa like ensuite featuring dual sinks, separate shower, tile skirted soaker tub and a walk in closet w/custom built in's for easy organization. the upper level also includes laundry and a 4 piece family bath. the undeveloped lower level is wide open with utilities smartly tucked away to optimize useable space. A double detached with EV charger completes the package. Additional upgrades include metal staircase railings, tankless hot water, 6 solar panels, paved alley, smart door locks, newer fencing and deck, plus 2 gates for entry into the yard from both the front and back. This home offers

exceptional value, unbeatable curb appeal and belongs at the top of your MUST SEE list !! One of Calgary's up and coming communities - Belmont is encircled by 194th Avenue, Sheriff King Street & 210th Avenue, with direct access to Macleod Trail and Stoney Trail. So itâ€™s extra easy to run out for groceries, get a head start on family road trips, or reach home faster at the end of a long day.

Built in 2022

Essential Information

MLS® #	A2256702
Price	$710,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	177 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Zoning	R-G

Listing Details

Listing Office	CIR Realty

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