

# \$635,000 - 207 Belmont Boulevard Sw, Calgary

MLS® #A2197991

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,450 sqft  
Residential on 0.07 Acres

Belmont, Calgary, Alberta

Welcome to this charming three-bedroom home, where comfort and style come together in perfect harmony! As you enter, you'll be greeted by a spacious living room bathed in natural light, ideal for family gatherings and entertaining friends. The beautiful kitchen is a chef's dream, featuring modern, stainless-steel appliances, sleek countertops, and ample cabinetry for all your culinary needs. Step outside to your expansive back deck, a perfect oasis for outdoor dining, summer barbecues, or simply enjoying a morning coffee while soaking in the tranquility of your backyard.

The home is equipped with central air conditioning, ensuring you stay cool and comfortable during warm summer days. The unfinished basement offers endless possibilities, future basement development, a recreational space, additional storage, or a personalized workshop. Completing this property is a spacious two-car garage, providing both convenience and security for your vehicles. This delightful home offers everything you need for a vibrant lifestyle—don't miss your chance to make it yours!



Built in 2021

## Essential Information

MLS® #	A2197991
Price	\$635,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	207 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Quartz Counters, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 5th, 2025

Days on Market      49

Zoning                 R-G

### **Listing Details**

Listing Office         Real Broker

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