



GRASSROOTS
REALTY GROUP

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160 Belmont Boulevard SW
Calgary, Alberta

MLS # A2227161



\$665,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this impeccably maintained and fully finished home in the vibrant, family-friendly community of Belmont—this home has it all! Thoughtfully designed with comfort, style, and function in mind, it features central air conditioning, a fully developed basement, a separate side entrance, professionally landscaped yard, and a double detached garage. The main floor offers a bright and open layout with stylish modern finishes and a well-appointed kitchen with stainless steel appliances and ample cabinetry. Upstairs, you'll find a serene primary suite, two additional spacious bedrooms, a 4-piece main bath, and a versatile office/den—ideal for working from home or creating a cozy reading nook. The fully developed basement features 9-foot ceilings, a large rec room, fourth bedroom, and full bathroom. With the separate side entrance, there's potential to convert the space into a suite (subject to approval and permitting by the city)—endless possibilities for multi-generational living, guests, or future rental income. Outside, enjoy your own private oasis with a tastefully designed deck and low-maintenance landscaping—perfect for relaxing or entertaining. This non-smoking, pet-free home shows pride of ownership and is truly move-in ready. Belmont is a growing southwest Calgary community with exciting plans for future schools, an LRT stop, a Rec Centre and more—making this a home you'll love today and a smart investment for the future.