



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

200 Belmont Way SW
Calgary, Alberta

MLS # A2230937



\$619,900

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,542 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows		

Inclusions:	NA
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Welcome to this beautifully crafted 3-bedroom, 2.5-bathroom duplex located in the vibrant and growing community of Belmont, Calgary. Built by the trusted team at Homes by Avi, this modern home offers a perfect blend of comfort, style, and functionality. Step inside to discover a bright and open-concept main floor featuring 9-foot ceilings, durable luxury vinyl plank flooring, and a spacious living area perfect for entertaining. The chef-inspired kitchen boasts quartz countertops, a large island with seating, stainless steel appliances, and sleek cabinetry with soft-close drawers. Upstairs, you'll find three generously sized bedrooms, including a serene primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a full bath, and a conveniently located laundry area complete the upper level. Outside, enjoy your private backyard space, perfect for summer BBQs or a future deck. The unfinished basement offers endless potential for a rec room, home gym, or additional living space. Located just minutes from parks, future schools, shopping, and transit, this home offers the perfect balance of quiet suburban living with quick access to major roadways like Macleod Trail and the Ring Road