



**GRASSROOTS**  
REALTY GROUP

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**520 Belmont Heath SW**  
**Calgary, Alberta**

**MLS # A2251774**



**\$644,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Step into refined comfort at 520 Belmont Heath, where modern design meets timeless elegance in one of Calgary's fastest-growing and most sought-after communities. This beautifully appointed residence offers 4 spacious bedrooms, 2.5 bathrooms, and a partially finished basement, providing over 2,000 sq. ft. of thoughtfully designed living space. The heart of the home features an open-concept layout that flows effortlessly, ideal for both everyday living and upscale entertaining. Step outside to a generous deck — perfect for morning coffee, weekend BBQs, or evening relaxation. A double detached garage adds both convenience and style. Located in the vibrant community of Belmont, you'll be surrounded by scenic parks, walking paths, future schools, and a strong sense of connection. Belmont is known for its blend of natural beauty and urban convenience, offering a peaceful retreat with easy access to major amenities and roadways. This is more than a home — it's a lifestyle. Experience the best of suburban sophistication in a community designed for modern families.