



GRASSROOTS
REALTY GROUP

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200 Belmont Way SW
Calgary, Alberta

MLS # A2260419



\$599,000

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

Stylish & Spacious Duplex in the Heart of Belmont – Built by Homes by Avi Welcome to your dream home in the vibrant, up-and-coming community of Belmont, Calgary! This stunning 3-bedroom, 2.5-bathroom duplex—expertly built by the award-winning Homes by Avi—perfectly combines modern elegance, comfort, and smart design. Step through the front door and into a bright, open-concept main floor that’s made for entertaining. With 9-foot ceilings and luxury vinyl plank flooring, the space feels airy and inviting. The show-stopping kitchen is a chef’s delight, featuring quartz countertops, a large island with seating, stainless steel appliances, and sleek, soft-close cabinetry. Upstairs, unwind in your private primary retreat, complete with a walk-in closet and a spa-like 4-piece ensuite. Two more generously sized bedrooms, a full bath, and a convenient upstairs laundry area complete this level—offering the perfect layout for families or guests. The unfinished basement provides a blank canvas with endless potential—think home gym, rec room, or additional living space tailored to your needs. Located just minutes from parks, future schools, shopping, and transit, and with easy access to Macleod Trail and Stoney Trail, this home offers the ideal blend of suburban tranquility and urban connectivity. ? Don’t miss your chance to own a beautiful, move-in-ready home in one of Calgary’s fastest-growing communities!