



**GRASSROOTS**  
REALTY GROUP

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**229 Belmont Street SW**  
**Calgary, Alberta**

**MLS # A2262697**



**\$584,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** PAX closet organizer

Beautiful 3-Bedroom Duplex in Belmont &ndash; Across from a Pond & Surrounded by Future Growth Welcome to this charming 3-bedroom, 2.5-bath duplex offering 1,407 sq. ft. of bright, open living space in the heart of Belmont, SW Calgary. This home features a welcoming front porch, double detached garage, fenced yard with grass, trees, and a deck, plus a painted basement floor ready for future development. Inside, enjoy high ceilings, an open-concept layout, east-facing primary bedroom with a walk-in closet and 3-piece ensuite, and upper-level laundry. A PAX closet system is included. Any furniture from this home can also be purchased separately or as a package. Located across from a scenic pond, steps from bus stops, and near Ron Southern Elementary and Holy Child School, with another school planned. Enjoy quick access to a dog park, skate park, shopping plaza, walk-in clinic, and grocery stores &mdash; plus a new gas station and retail plaza (1-minute walk) under construction. Belmont is one of Calgary's fastest-growing communities, with a future C-Train stop, multi-sport recreation centre and library (2027), and a 145,000 sq. ft. retail centre coming soon, making this the perfect home and investment opportunity.