



GRASSROOTS
REALTY GROUP

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229 Belmont Street SW
Calgary, Alberta

MLS # A2262697



\$573,000

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,407 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Lawn, Street Lighting		

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

Inclusions: PAX closet organizer

Beautiful 3-Bedroom Duplex in Belmont – 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 — 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.