



**229 Belmont Street SW
Calgary, Alberta**

MLS # A2262697



\$573,000

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|------------------|---|-------------------------------|
| 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 | |

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|--------------------|---|-------------------|------|
| 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.