



**GRASSROOTS**  
REALTY GROUP

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**134 Belmont Street SW  
Calgary, Alberta**

**MLS # A2276392**



**\$485,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinkler System		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Walk-In		
<b>Inclusions:</b>	none		

Welcome to your new home in the vibrant community of Belmont! This luxuriously built townhouse combines modern design with thoughtful upgrades for comfortable living. Upon entrance to the lower floor, you'll find a double attached garage and a versatile office or flex room — perfect for a home workspace or 4th bedroom. The main floor offers a bright, open-concept layout with a stunning kitchen featuring cream-colored cabinets, **HUGE** cabinet style pantry, and gold hardware throughout. Granite countertops fill the kitchen and bathrooms throughout the home providing exceptional durability and quality. The adjoining dining and living areas are perfect for gatherings, while a convenient 2-piece bath completes the level. On the top floor, you'll find 3 spacious bedrooms, a 4-piece bathroom, and a laundry area for added convenience. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. Ideally located near MacLeod Trail and Stoney Trail, this home offers easy access to shopping, dining, and nearby parks. Stylish, functional, and ready for you to move in — don't miss the opportunity to make it yours!