

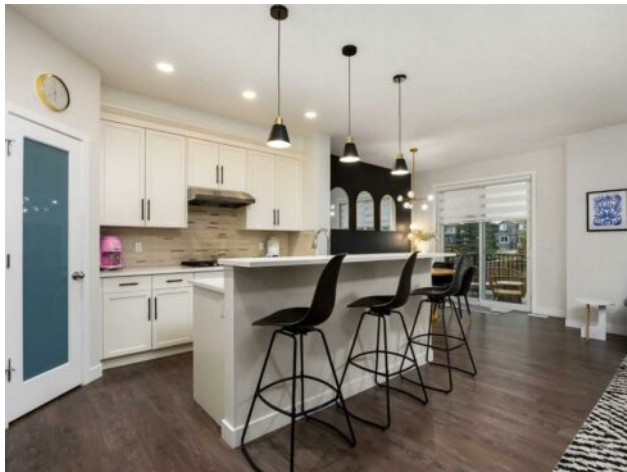


GRASSROOTS
REALTY GROUP

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196 Belmont Terrace SW
Calgary, Alberta

MLS # A2277613



\$749,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Irregular Lot, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 196 Belmont Terrace SW, a beautifully upgraded front-attached garage home with a legal suite, priced to sell and offering exceptional value in one of Belmont's most sought-after locations. With over 2,600 sq. ft. of thoughtfully designed living space, this 5-bedroom, 3.5-bath property blends modern comfort, versatility, and strong income potential. The main level showcases luxury vinyl plank flooring, fresh paint (2024), all-new designer light fixtures (2024), and a bright open-concept layout anchored by a chef-inspired kitchen featuring quartz countertops, full-height cabinetry, premium stainless steel appliances including a gas cooktop, and a large island with bar seating. The inviting living room with an electric fireplace and elegant dining area flow seamlessly to the backyard and composite deck, creating an ideal space for entertaining. Upstairs, you'll find three generous bedrooms including a spacious primary retreat with a walk-in closet and spa-like ensuite offering quartz dual vanities, a soaker tub, and a glass-enclosed shower, along with a bonus room, full bath, and convenient upper-floor laundry. The fully developed legal basement suite has its own private entrance and modern finishes throughout, including a full kitchen with stainless steel appliances, luxury vinyl plank flooring, and quartz counters, making it perfect as a two-bedroom rental or a fully licensed dayhome under current regulations, an especially valuable feature with the home backing directly onto a playground. Additional 2024 upgrades include central air conditioning, Gemstone permanent exterior lighting, and fresh modern paint throughout. The double attached garage includes an oversized section ideal for a home gym, workshop, or extra storage, adding even more functional value. With excellent curb appeal and close proximity to parks, schools, shopping, dining, and

transit, this move-in-ready home is a standout opportunity for investors, multi-generational families, or buyers looking for space, flexibility, and long-term value. Book your private showing today.