88 Belmont Place SW
Calgary, Alberta

MLS # A2283969

$759,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

This walkout home offers a bright, practical layout designed for everyday living and entertaining. The main floor includes a front flex room and an open concept living, dining, and kitchen area anchored by a fireplace. The kitchen features tight to ceiling cabinetry and connects seamlessly to the main living space. Added windows throughout enhance natural light, and 8 ft main floor doors add to the open feel. Upstairs, four bedrooms are arranged around a central bonus room with light from the stairwell window. The primary bedroom includes an upgraded five-piece ensuite with a soaker tub, tiled shower, dual sinks, and a walk in closet. Additional upgrades include railing throughout the home, a large walkout deck with stairs to the backyard, appliance allowance to select appliances that fit your lifestyle, and a tankless water heater. The home sits on a 108 ft long lot with no neighbours behind, providing added privacy and space. The walkout basement is roughed in for future potential development, offering long term flexibility. Never lived in and comes with full new home warranty coverage, this property represents a rare final phase opportunity in Belmont.