



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**264 Belmont Place SW**  
**Calgary, Alberta**

**MLS # A2284306**



**\$759,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,127 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This family-focused home offers 2,127 sq. ft. above grade with four bedrooms, including a main-floor bedroom, three full bathrooms, and an upstairs bonus room. The open concept kitchen features an oversized island with extended eating ledge, tight-to-ceiling cabinets, large pantry, and generous counter space, flowing to the great room anchored by a feature fireplace. Upgraded railing throughout and added windows enhance natural light and the open feel. The rear deck provides indoor-outdoor connection, and the level lot with side entrance makes the basement ready for a future potential development. Additional features include 8 ft main floor doors, tankless water heater, appliance allowance, and full new home warranty.