



**GRASSROOTS**  
REALTY GROUP

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**30 Belmont Crescent SW**  
**Calgary, Alberta**

**MLS # A2286732**



**\$749,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,871 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Washer , Dryer,

Fully Upgraded | Nearly 1,900 Sqft | Finished Basement with Separate Entrance & Kitchen Welcome to 30 Belmont Crescent SW — where elevated design meets smart functionality in one of Calgary’s fastest-growing communities. Offering just under 1,900 sqft of refined living space, this beautifully upgraded home blends modern luxury with everyday comfort. The main floor showcases a fully upgraded chef-inspired kitchen featuring premium cabinetry, sleek quartz countertops, high-end appliances, and an oversized statement island that anchors the open-concept layout. Flowing seamlessly into the bright and expansive living and dining areas, this space is perfectly designed for upscale entertaining and comfortable family living. Upstairs, you’ll find three generously sized bedrooms plus a spacious bonus room — ideal as a secondary lounge, media space, or executive home office. The luxurious primary suite serves as a private retreat, filled with natural light and designed for relaxation. The spa-inspired ensuite features dual vanities, a beautifully finished shower, and a deep soaker tub — creating the perfect place to unwind. A spacious walk-in closet completes this elegant and functional sanctuary. Step outside to enjoy the large backyard, offering exceptional potential for summer gatherings, outdoor entertaining, or future landscaping customization. Adding tremendous value, the fully finished basement includes a separate entrance and full secondary kitchen, providing flexibility for multi-generational living, private guest quarters, or potential mortgage helper opportunities. Located in desirable Belmont SW with convenient access to major roadways, parks, future schools, and everyday amenities, this home delivers the perfect balance of luxury, versatility, and long-term value.

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