



**23 Belmont Place SW
Calgary, Alberta**

MLS # A2288283

\$909,000



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|------------------|------------------------|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,089 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: ALL FURNITURE INCLUDED IN PURCHASE PRICE

Situated in the growing southwest Calgary community of Belmont, 23 Belmont Place SW offers a spacious and thoughtfully designed two-storey home with over 2,000 sq. ft. of above-grade living space plus a fully finished basement, providing exceptional room for families seeking both comfort and functionality. With immediate possession available, this move-in-ready property presents an excellent opportunity to settle into a modern home in a well-connected neighbourhood close to parks, pathways, and everyday amenities. The main floor welcomes you with an open-concept layout and high ceilings, creating a bright and inviting atmosphere throughout the central living space. The kitchen is designed for both daily living and entertaining, featuring a large central island, ample cabinetry, and generous preparation space. Flowing seamlessly from the kitchen, the dining and living areas provide an ideal setting for gatherings with family and friends. The thoughtful layout maximizes both space and natural light, making the main floor comfortable and functional for everyday life. Upstairs, the home offers three generously sized bedrooms, including a spacious primary bedroom complete with a walk-in closet and a private five-piece ensuite featuring dual vanities. Two additional bedrooms share a well-appointed full bathroom, providing plenty of space for family members or guests. A convenient upper-level laundry room adds everyday practicality and keeps chores easily accessible. The fully finished basement expands the home's living space with two additional bedrooms and a full bathroom, creating flexibility for guests, extended family, or a private workspace. Whether used as a recreation area, home office, or additional sleeping quarters, the lower level adds valuable square footage and versatility to the home. Additional highlights include a double attached garage with parking

for up to four vehicles, durable flooring throughout including carpet, tile, and vinyl, and a well-sized backyard ready for future outdoor enjoyment. The home has been carefully maintained as a no-animal, no-smoking property, contributing to its clean and well-kept interior. A unique feature of this property is that all furniture is included in the purchase price, offering buyers a fully furnished and turnkey opportunity. Located in the welcoming community of Belmont, residents enjoy nearby parks, playgrounds, schools, walking and biking pathways, and convenient access to shopping and major commuter routes, making it an excellent place to call home. With its spacious layout, finished basement, included furnishings, and immediate possession, 23 Belmont Place SW delivers outstanding value and flexibility in one of Calgary's newest and rapidly developing communities.