



237 Belmont Street SW
Calgary, Alberta

MLS # A2297418



\$625,000

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,523 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully designed duplex in the growing community of Belmont—ideal for homeowners and investors alike, offering modern living with built-in income potential. The main floor features 9’ ceilings, luxury vinyl plank flooring, a bright open-concept layout, and a dedicated tech/office space—perfect for working from home. The kitchen includes quartz countertops, pantry, and an eating nook, flowing seamlessly into the living and dining areas. A 2-piece bathroom completes the level. Upstairs offers a spacious primary bedroom with walk-in closet and private ensuite, additional bedrooms, a full bathroom, upper-level laundry, and a bonus room for added living space. The fully developed 1-bedroom basement legal suite provides excellent income potential, complete with a living area, full bathroom, bedroom, and a laundry space. Enjoy a large deck, private fenced backyard, detached garage, and air conditioning for year-round comfort. Located close to schools, shopping, parks, and major roadways, this is a fantastic opportunity for comfortable living with added value. Book your showing today!