



272 Belmont Place SW
Calgary, Alberta

MLS # A2300076



\$719,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$7, 000 Appliance allowance to be used at our preferred supplier - Trail. \$2, 000 Landscaping rebate given after front yard is complete. Gas line to Range Gas line to BBQ Waterline to fridge Install for chimney hood fan and built-in microwave is covered

A main-floor bedroom with a full bathroom offers flexibility for guests, family members, or a dedicated home office. The open-concept main floor is anchored by an upgraded kitchen with modern cabinetry and an oversized island that connects naturally to the living and dining areas. A feature fireplace adds definition to the space, while 8' doors and railing throughout create a clean, open flow. Added windows in the mudroom and stairwell allow natural light to carry through both levels of the home. Upstairs, the primary suite includes dual sinks, a separate water closet, and an upgraded tiled shower, paired with a walk-in closet. The shared upper bathroom also includes dual sinks and a separate water closet for everyday convince. The sunshine basement, complete with full rough-ins and a separate side entry, offers excellent potential for future development. Built to be energy-efficient and backed by new home warranty, located in a nearly complete community.