



**300 Belmont Boulevard SW
Calgary, Alberta**

MLS # A2302944



\$559,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

MODERN DESIGN, FUNCTIONAL LAYOUT & SIDE ENTRY MAKE THIS DEACON A STANDOUT OPPORTUNITY! Welcome to Belmont, a vibrant and growing SW Calgary community known for its family-friendly atmosphere, scenic pathways, and quick access to major routes, shopping, and everyday amenities, perfect for balancing lifestyle and convenience. This exquisite "Deacon-Z" zero-lot-line single-family home blends comfort with contemporary style across approximately 1664 SQFT. The thoughtfully designed open-concept main floor is filled with natural light and finished with French-imported laminate flooring, seamlessly connecting the kitchen, dining, and living areas, ideal for both everyday living and entertaining. Upstairs, enjoy a cozy bonus room along with 3 spacious bedrooms, offering room for the whole family. The primary suite provides a relaxing retreat with its own ensuite bathroom. PLUS A SEPARATE SIDE ENTRANCE & RECEIVE A \$5,000 BRICK CREDIT TOWARD APPLIANCES! PLEASE NOTE: PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.