



**145 Belmont Villas SW
Calgary, Alberta**

MLS # A2172742



\$779,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning over 2000 sq ft home, packed with upgrades and designed for modern living! The main floor features elegant 8-foot doors, an open-concept living space, a private office, and a full bathroom. Upstairs, you'll find 3 spacious bedrooms, including a master suite with a walk-in closet and ensuite bath, plus a bright bonus room perfect for family gatherings. The fully finished basement offers a recreation room, additional bedroom, craft area, and bathroom rough-in—ideal for future expansion. Enjoy the fenced-in backyard, perfect for outdoor entertaining. With air conditioning, a water softener, and countless upgrades throughout, this home is ready for you to move in and enjoy!