



GRASSROOTS
REALTY GROUP

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55 Belmont Place SW
Calgary, Alberta

MLS # A2189427



\$786,879

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing the Moraine by Shane Homes – a pre-construction opportunity in Belmont! This 2045 sqft, 2-storey home features a central rear kitchen with a spacious island, bright dining nook, and cozy rear living room. The second floor offers a central family room for added privacy, separating the rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet from two secondary bedrooms, each with its own walk-in closet. Photos are representative.