



**149 Belmont Way SW**  
**Calgary, Alberta**

**MLS # A2199391**



**\$668,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your next investment or dream home, located in the vibrant and rapidly growing community of Belmont in Calgary, Alberta. This stunning, brand-new duplex offers exceptional quality, contemporary design, and the added benefit of a fully legal basement suite. Designed with exceptional craftsmanship, this home showcases top-tier materials and finishes, a thoughtfully designed open-concept main floor filled with natural light, and an upgraded appliance package that perfectly blends style and functionality. The fully legal basement suite, with a separate entrance, provides excellent income potential or an ideal space for multi-generational living. Belmont is a sought-after community known for its family-friendly amenities, including parks, playgrounds, scenic pathways, and open green spaces, offering the perfect balance of convenience and outdoor living. The nearby Township shopping center provides access to grocery stores, dining options, coffee shops, and essential services, making day-to-day living seamless. With easy access to major roads like Stoney Trail and Macleod Trail, this location ensures smooth connectivity to downtown Calgary and beyond. Whether you're an investor looking for strong rental potential or a homeowner seeking added financial flexibility, this property delivers exceptional value. Don't miss this incredible opportunity to own a brand-new, income-generating home in one of Calgary's most desirable communities—schedule your private viewing today