



**GRASSROOTS**  
REALTY GROUP

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**544 Belmont Heath SW**  
**Calgary, Alberta**

**MLS # A2208120**



**\$610,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** None

Welcome to your dream home in the heart of Belmont, Calgary! This stunning 2-story detached house offers the perfect blend of modern living and comfort. Three generously sized bedrooms provide ample space for relaxation and privacy. The primary bedroom features a luxurious ensuite bathroom for your convenience. Two full bathrooms and a convenient half-bath ensure comfort for the whole family. A modern kitchen equipped with stainless steel appliances, plenty of counter space, and a breakfast bar. The open-concept living and dining areas are perfect for entertaining guests or enjoying family time. A private backyard offers a great space for outdoor activities and gardening. There is a space for future garage development. Nestled in the desirable Belmont area, you'll enjoy easy access to parks, schools, shopping centers, and major roadways. This home is ideal for families looking for a serene and vibrant community. Don't miss the opportunity to make it yours!