

# \$489,900 - 375 Belmont Avenue Sw, Calgary

MLS® #A2202174

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,545 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully designed corner unit townhouse in the vibrant and fast-growing community of Belmont SW, Calgary. This modern and stylish home offers the perfect blend of comfort, convenience, and contemporary living, making it an ideal choice for families, young professionals, or investors. Key Features of This Home - 3 Spacious Bedrooms – The upper level features three generously sized bedrooms, including a primary suite with an ensuite bathroom and walk-in closet. The additional two bedrooms are perfect for family members, guests, or a home office. 2.5 Modern Bathrooms – Enjoy the convenience of a 2.5-bathroom layout, with a well-appointed ensuite in the primary bedroom, a full bathroom for the secondary bedrooms, and a powder room on the main floor for guests. Double Car Garage – A detached double-car garage provides ample parking space and additional storage, keeping your vehicles safe from the elements. Corner Unit Advantage – As a corner unit, this home enjoys extra privacy, additional windows for natural light, and an overall more open feel compared to interior units. Step into a thoughtfully designed main floor featuring an open-concept layout, high ceilings, and large windows that flood the space with natural light. The spacious living room is perfect for relaxing or entertaining, while the modern kitchen is equipped with stainless steel appliances, quartz countertops, a stylish backsplash, and ample cabinetry. Adjacent to the kitchen, the



dining area offers plenty of space for hosting dinners with friends and family. The powder room on the main floor adds to the home's convenience. Upstairs, the primary bedroom retreat boasts a walk-in closet and a luxurious ensuite bathroom with a modern vanity, sleek fixtures, and a spacious shower. The two additional bedrooms are well-sized and share access to a stylish full bathroom. A dedicated laundry area on this level adds extra functionality. Living in Belmont SW means enjoying the benefits of a thriving community with excellent amenities nearby: Shopping & Retail: Close to Shawnessy Shopping Centre, Silverado Shopping Centre, and Township Shopping Centre, featuring grocery stores, banks, cafes, and restaurants. Schools & Daycares: Convenient access to future schools and established schools in nearby communities like Silverado, Walden, and Somerset. Parks & Recreation: Minutes from playgrounds, walking paths, and green spaces, perfect for outdoor activities. Easy Commuting: Quick access to MacLeod Trail, Stoney Trail, and the Somerset C-Train Station, making commuting to downtown Calgary and other areas seamless. Don't Miss Out! This modern and move-in-ready townhouse in Belmont SW offers great value in a sought-after location. Whether you're a first-time homebuyer, growing family, or investor, this home checks all the boxes. Contact us today to schedule a viewing and make this beautiful Belmont home yours!

Built in 2025

### **Essential Information**

MLS® #	A2202174
Price	\$489,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	375 Belmont Avenue Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A6

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 19

Zoning M-G

## **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.