

**249 Belmont Street SW
Calgary, Alberta**

MLS # A2216932



\$549,999

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,357 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

*****NEW PRICE***** Welcome to this stunning duplex in the heart of Belmont. Located minutes from restaurants, shopping and schools Belmont is a neighbourhood that is celebrated for its charm and convenience. This property perfectly blends comfort and style, offering a modern living experience. Upstairs, you'll find two spacious primary suites with ensuites and walk-in closets, designed for ultimate privacy and comfort, making them ideal for families or roommates who value personal space. The main level features an open floor plan that seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining and ensuring easy flow and communication. The fully developed basement includes a cozy living room, a third bedroom, and a full 4-piece bathroom, providing a perfect space for visitors or a private office area. Outside, a large backyard with a 17 x 11 deck is perfect for summer barbecues and outdoor gatherings, while an oversized single/small double detached garage offers ample storage and parking solutions. This beautiful duplex, with its modern amenities and thoughtful design, is a rare find. Don't miss the chance to make this your new home. Contact your agent today to book a showing!!