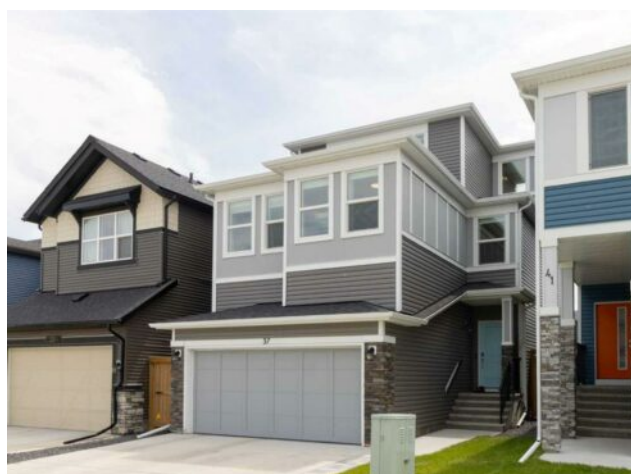


37 Belmont Common SW Calgary, Alberta

MLS # A2233642


\$815,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Walk-In Closet(s), Wet Bar		

Inclusions: Swing set, Wi-fi Extender, Blinds, Metal garden boxes, Bunkbed (no mattresses), Frame TV, Gazebo, Main Floor Desk, Main Floor Drapes

This house is a total gem in Belmont—no HOA fees, backing onto a quiet path that leads to a park just a few doors down, and loaded with features that make everyday living feel just a little more awesome. It's south-facing, which means your home is flooded with sunshine all day, and the solar panels help you save over 50% on electricity—hello, lower bills. Step inside and you're greeted by custom built-in shelving in the entry (finally, a place to drop your keys that actually looks good). The vinyl plank flooring throughout the main level is stylish, waterproof, and made to handle real life. There's a big office for your work-from-home days and a half bath that's straight out of a design magazine with trendy wallpaper. The kitchen is a dream—9-foot ceilings, cabinets that go all the way up (no wasted space), an extra deep walk-in pantry, and shiny stainless steel appliances. Thanks to the triple-pane windows, you get tons of natural light without sacrificing energy efficiency. Upstairs, you'll find FOUR bedrooms all on one floor (a rare find), plus a big bonus room, a full bathroom, and a primary suite that checks all the boxes—dual sinks, deep soaker tub, tiled shower, and a walk-in closet that might just make you want to go shopping. But wait—it gets better. The third-floor loft is over 350 square feet of flex space perfection, complete with its own half bath and a balcony with downtown views. Whether it's a games room, teen hangout, or chill-out zone, it's got major "cool factor." Downstairs, there's another big living space, a wet bar area with a sink and room for a beverage fridge, a spacious bedroom, and a mechanical room with all the efficient upgrades—HRV system, high-efficiency furnace, water softener—you name it. The whole home is air

conditioned, meticulously cared for, and absolutely move-in ready. This one's a killer deal in Belmont—fun, functional, and full of features.