

# \$624,968 - 157 Belmont Drive Sw, Calgary

MLS® #A2202255

**\$624,968**

4 Bedroom, 4.00 Bathroom, 1,368 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

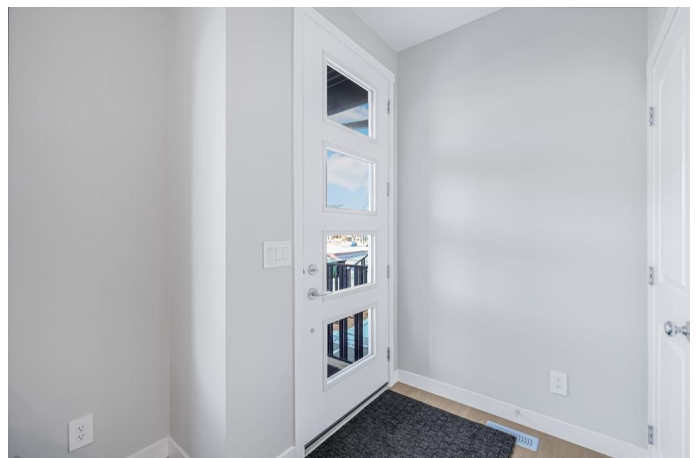
"Discover this stunning 4-bedroom, 4-bathroom semi-detached property in the sought-after community of Belmont SW! This home includes a 1-bedroom basement legal suite with a separate entrance, offering a fantastic opportunity for rental income or multigenerational living.

The upper unit features a bright and open floor plan with 3 spacious bedrooms and 2.5 modern bathrooms. The thoughtfully designed living space is perfect for family gatherings or entertaining, complete with a stylish kitchen boasting ample storage, a large island with extra seating, and easy access to the backyard through the rear door. Plush carpeted stairs and contemporary finishes add to the home's charm and comfort.

The basement legal suite includes 1 bedroom and 1 bathroom, beautifully designed with modern finishes and plenty of natural light. This versatile suite has been successfully used as a rental, showcasing its excellent investment potential.

Additional features include a welcoming front deck at the entrance. This property offers an unbeatable combination of style, functionality, and income potential in a prime location. Donâ€™t miss out on this incredible opportunity in Belmont SW!"

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2202255               |
| Price          | \$624,968              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,368                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 157 Belmont Drive Sw |
| Subdivision | Belmont              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T0L 0X0              |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Pantry, Separate Entrance                              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Microwave |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite                                  |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Vinyl Siding, Wood Frame, Concrete |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 63               |
| Zoning         | R-G              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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