

# \$769,900 - 32 Belmont Terrace Sw, Calgary

MLS® #A2214579

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.08 Acres

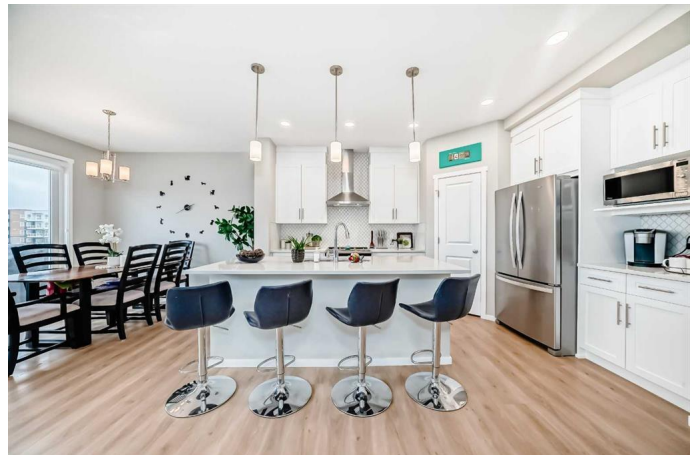
Belmont, Calgary, Alberta

Welcome to this beautifully designed and thoughtfully crafted two-storey home, built in 2018 and backing onto serene green space is Calgary's most connected community. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement professionally completed by the builder, this home offers plenty of room to grow, relax and entertain. The open-concept main floor is bright and inviting, perfect for everyday living and gatherings alike. Upstairs a generous bonus room provides flexible space for a playroom, home office or family lounge. The extra-deep garage comfortably fits a full sized truck and still offers room for permanent storage and gear. Permanent exterior lighting has also been installed for year-round curb appeal. This home blends modern style with practical comfort and with this superb location close to amenities, schools, major transportation and green space.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214579  |
| Price          | \$769,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,944     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2018        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 32 Belmont Terrace Sw |
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4H6               |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                              |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, See Remarks |
| # of Garages   | 2                                                                                                              |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Great Room, Tile                                                                                                                     |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                      |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 12               |
| Zoning         | R-G              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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