

# \$679,900 - 251 Belmont Heath Sw, Calgary

MLS® #A2252332

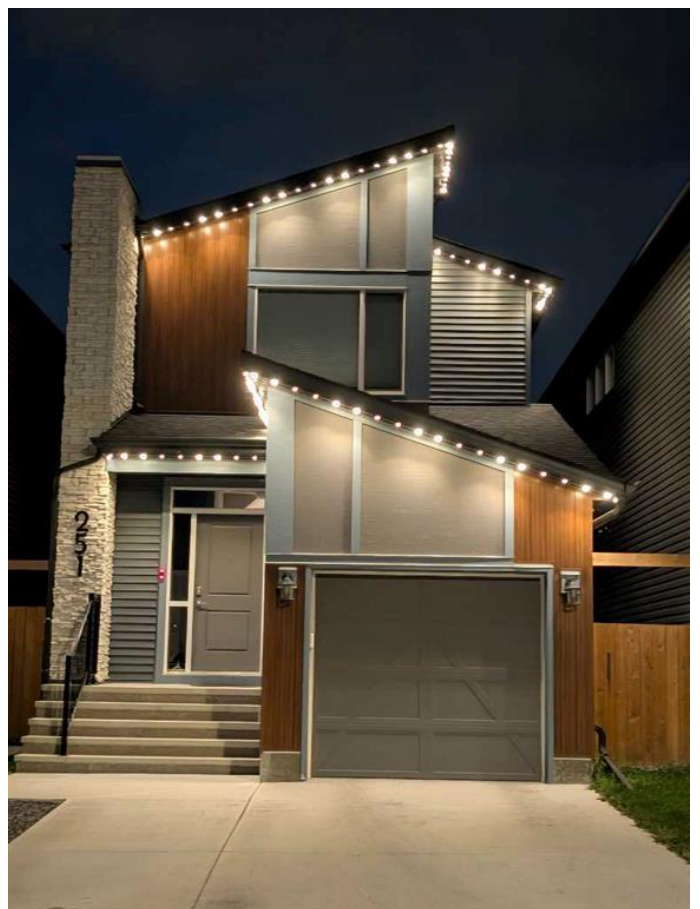
**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

Welcome to 251 Belmont Heath! This stunning home is the perfect blend of location, style, and functionality—tucked away on a quiet, family-friendly street in the sought-after SW community of Belmont. With a beautifully landscaped yard backing onto a green space and pathway system that leads directly to one of the area's best playgrounds, it's the ideal setting for families who value both privacy and connection to nature. Inside, you'll find a fully developed, impeccably maintained home offering over 2300 sq ft of living space. The main level features luxury vinyl plank flooring, 9'™ knockdown ceilings, and a contemporary open-concept design centered around a gourmet kitchen complete with stainless steel appliances (air fryer oven), built-in microwave, large island, quartz countertops, pantry storage, and a spacious dining nook. The adjacent family room is warm and inviting with a feature fireplace wall and direct access to a full-width rear deck and patio—perfect for entertaining or relaxing while taking in the view. Upstairs, the primary bedroom impresses with its size, comfortably fitting a king-sized suite, and a luxurious ensuite featuring a soaker tub, tiled shower, and quartz vanity, all with serene park views. Two additional bedrooms and another full bath complete the upper level. The fully finished basement adds a cozy rec room and plenty of storage space, ideal for family movie nights or a play area. With central air conditioning, Gemstone lighting on both the front and back



of the home, a single attached garage with double-wide driveway parking for 3, and access to three major roadways, this home delivers everything youâ€™ve been looking for and more. Donâ€™t miss your chance to live in one of Calgaryâ€™s most connected and welcoming communities.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252332    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,612       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

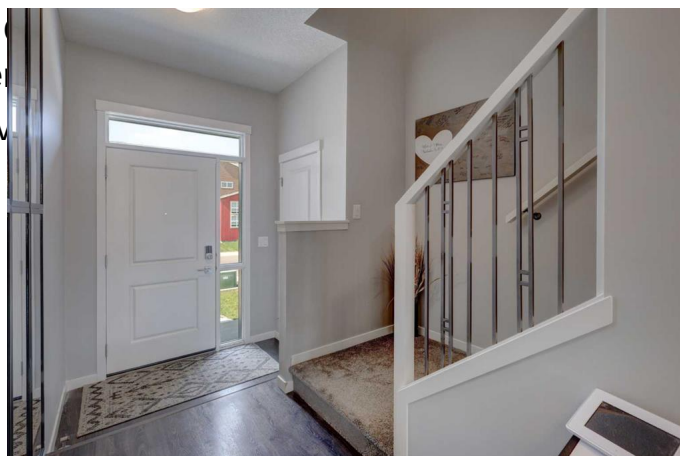
|             |                      |
|-------------|----------------------|
| Address     | 251 Belmont Heath Sw |
| Subdivision | Belmont              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4N4              |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

**Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, See Remarks, Stone Counter |
| Appliances        | Dishwasher, Dryer, Microwave                          |
| Heating           | Forced Air                                            |
| Cooling           | Central Air                                           |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 1                                                     |
| Fireplaces        | Electric                                              |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |



## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame                                          |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 6                   |
| Zoning         | R-G                 |

## Listing Details

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

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