

# \$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

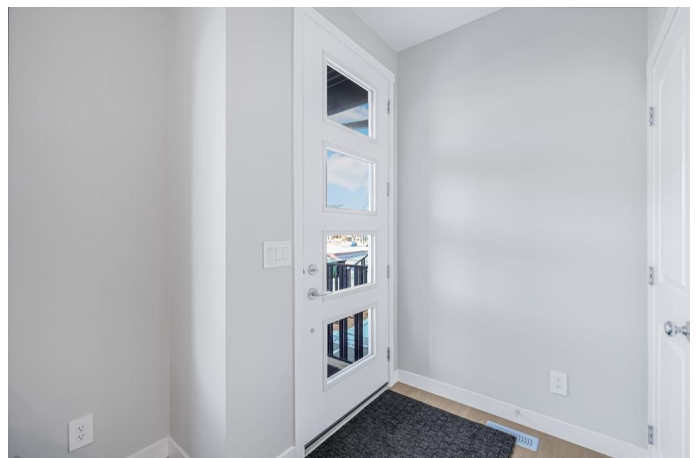
"Discover this stunning 4-bedroom, 4-bathroom semi-detached property in the sought-after community of Belmont SW! This home includes a 1-bedroom basement legal suite with a separate entrance, offering a fantastic opportunity for rental income or multigenerational living.

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	Side by Side, 2 Storey
Status	Active

## Community Information

Address	157 Belmont Drive Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A1

## Amenities

Parking Spaces	2
Parking	Parking Pad, Off Street

## Interior

Interior Features	Kitchen Island, Pantry, Separate Entrance
Appliances	Refrigerator, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Washer
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	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	86
Zoning	R-G

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.