

\$575,000 - 197 Belmont Drive Sw, Calgary

MLS® #A2250046

\$575,000

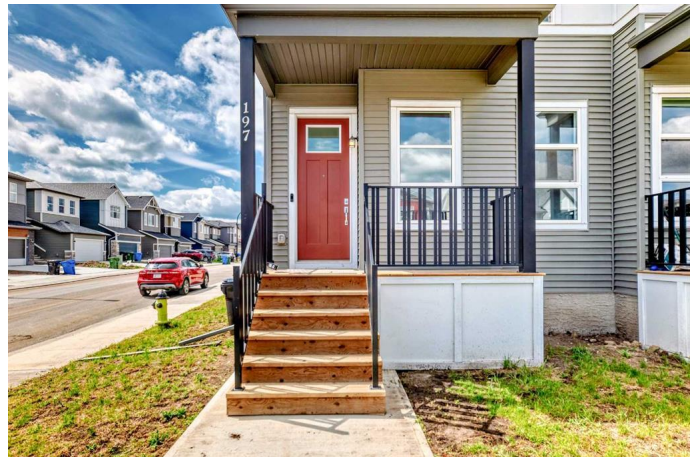
3 Bedroom, 2.00 Bathroom, 1,518 sqft
Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this well-designed and modern home located in the vibrant, upcoming, and fast-growing community of Belmont in SW Calgary. Situated on a CORNER lot, this home offers the perfect blend of functionality and style. Separate side entrance for a potential future basement suite development.

East-facing, bright open concept main floor filled with natural light cross cross-breeze throughout the home. Luxury vinyl plank flooring, soaring ceilings, and a modern lighting package elevate the main living space. At the front of the home, a spacious living room welcomes you with its warmth and charm, perfect for relaxing or entertaining guests. Continue through the open dining area to the heart of the home. Inspire a well-laid-out kitchen featuring sleek quartz countertops, custom tiled backsplash, white cabinetry, a large central island with breakfast bar seating, and a stainless steel appliance package including a hood fan and pantry for extra storage. west-facing backyard, filling the space with sunshine. A convenient 2pc bathroom and office space perfect for work, hobby, or study.

Upstairs boasts a thoughtfully designed layout that includes a bright and spacious primary suite with a walk-in closet and a private 4pc ensuite bathroom featuring a tub/shower combo. Two additional good-sized bedrooms, a large 4pc bathroom, upper floor laundry, and a bonus room for a growing family or can be a home office.



Separate side entrance for future basement suite, ideal for multi-generational living, guests, or generating rental income. Just minutes from parks, pathways, shopping, schools, and major roadways. Whether youâ€™re looking for a place to call home or a smart investment opportunity. Just short 7-minute drive to the Somerset C-TRAIN station, under 10 minutes to Best Buy, Walmart, Canadian Tire, Home Depot, multiple stores, and other amenities. this home checks all the boxes. Donâ€™t miss your chance to own this exceptional property in one of Calgaryâ€™s most up-and-coming neighborhoods. Book your private viewing today!

Built in 2022

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2250046 |
| Price | \$575,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,518 |
| Acres | 0.06 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 197 Belmont Drive Sw |
| Subdivision | Belmont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T2X 5A1

Amenities

Parking Spaces 2
Parking Off Street, Parking Pad, Rear Drive

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating Natural Gas, Central
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Back Yard, Corner Lot, Rectangular Lot, See Remarks
Roof Asphalt
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 20th, 2025
Zoning R-G

Listing Details

Listing Office Real Estate Professionals Inc.

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