

# \$715,000 - 264 Belmont Boulevard Sw, Calgary

MLS® #A2239910

**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 27TH FROM 1-4! Discover a truly exceptional home perfectly positioned across from a massive green space, offering a serene and beautiful outlook. The open-concept main floor is designed for modern living. Gleaming hardwood floors flow throughout most of the main floor, leading you to a gourmet kitchen that is a chef's dream. It features an abundance of sleek, white cabinetry with soft closing cabinets, stunning quartz countertops, a large central island, and premium stainless steel appliances. Adjacent to the kitchen, a spacious dining area and a welcoming living room provide the perfect backdrop for entertaining. A versatile front room offers a quiet retreat, ideal for a home office or a cozy sitting area. The convenient main floor is completed by a half bathroom near the back door, which leads out to a private deck, a generous yard, and a double detached garage. Upstairs, you'll find a cleverly designed layout that maximizes privacy. A bright, central bonus room separates the three well-sized bedrooms. The primary bedroom is a peaceful sanctuary, complete with a private three-piece ensuite. The two additional bedrooms are served by a full four-piece main bathroom, and a dedicated upstairs laundry room adds incredible convenience. The fully developed basement is an outstanding feature with a separate side entrance. It offers an illegal suite that includes a comfortable living room, a full kitchen, a spacious bedroom, and



a four-piece bathroom, providing endless possibilities. This home's location is truly unparalleled. You're just a five-minute drive from the fantastic shops and amenities in Silverado and Walden, with easy access to Stoney Trail for a quick commute. The Shawnessy YMCA and the LRT are also close by, making city-wide travel a breeze. This is more than just a house; it's a home that combines thoughtful design with a perfect location. A brand-new shopping mall is opening soon just behind the house, within easy walking distance. A bus stop is conveniently located just 10â€“15 seconds away by foot, offering quick and easy access to public transportation. Don't miss your chance to see all that it has to offer come and see it for yourself today!

Built in 2022

**Essential Information**

MLS® #	A2239910
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,754
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	264 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 4W6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	9
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
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