



180 Belmont Way Calgary Alberta

\$689,999

Welcome to this stunning 1545 sq ft duplex in Belmont, Calgary, featuring 4 bedrooms, 3.5 baths, and a bonus room on the upper level. This modern home offers incredible versatility with a fully legal basement suite, perfect for extended family living or as a savvy investment. The main floor features an open-concept design, seamlessly connecting the living area and dining space. The contemporary kitchen is equipped with stainless steel appliances, sleek cabinetry, and ample counter space, making meal prep a breeze. Upstairs, you'll find three well-sized bedrooms, including a luxurious primary suite with an ensuite bath, a bonus room, and the convenience of upper-level laundry. The BASEMENT IS A ONE BEDROOM legal suite with a cozy living area, a stylish kitchen, and additional laundry room. Ideal for rental income or a private guest space. This property is situated in the prestigious Belmont community in Southwest Calgary, only 20 minutes from downtown and 5 minutes drive to the train station. Don't miss out on this exceptional home. Book your viewing today! (id:6769)

Bonus Room 5.92 Ft x 4.67 Ft
3pc Bathroom 7.75 Ft x 4.92 Ft
4pc Bathroom 7.92 Ft x 4.83 Ft
Bedroom 9.83 Ft x 9.25 Ft
Bedroom 10.00 Ft x 8.33 Ft
Family room 12.25 Ft x 11.50 Ft
Primary Bedroom 13.92 Ft x 11.50 Ft
4pc Bathroom 8.33 Ft x 7.00 Ft
Bedroom 11.42 Ft x 9.42 Ft

Kitchen 13.25 Ft x 4.33 Ft
Recreational, Games room 16.25 Ft x 11.25 Ft
Furnace 9.50 Ft x 7.58 Ft
Furnace 3.25 Ft x 3.00 Ft
2pc Bathroom 4.92 Ft x 4.67 Ft
Dining room 14.75 Ft x 12.92 Ft
Kitchen 11.00 Ft x 10.00 Ft
Living room 17.17 Ft x 11.92 Ft

Listing Presented By:



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eXp Realty



**RE/MAX REAL ESTATE
(CENTRAL)**

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