



## 317 Belmont Park Calgary Alberta

\$620,000

2024 BUILT. SEPERATE ENTRY FOR THE BASEMENT. 200 AMPS ELECTRICAL PANEL. 9 FEET CEILING HEIGHTS. NO HOA FEES. Welcome to this modern 2024-built 3-bedroom detached home in the vibrant community of Belmont, SW Calgary, offering exceptional value and contemporary living. The main floor features an open-concept layout with luxury vinyl plank flooring, a bright living room, a dining area, and a well-equipped kitchen boasting stainless steel appliances, quartz countertops, a large island, and a convenient pantry. Upstairs, the spacious master bedroom includes a private 4-piece ensuite, complemented by two additional bedrooms, a 3-piece bathroom, and a laundry room. With 9-foot main floor ceilings, a 200 AMP electrical panel, a rear parking for two cars, and no HOA fees, this home is perfect for modern families. Located near shopping plazas, the Somerset C-Train station, and major routes like Macleod Trail and Stoney Trail, this property combines style, functionality, and convenience. (id:6769)

2pc Bathroom 5.58 Ft x 4.58 Ft

Dining room 12.50 Ft x 9.83 Ft

Kitchen 12.50 Ft x 12.92 Ft

Living room 14.67 Ft x 12.17 Ft

4pc Bathroom 8.25 Ft x 6.67 Ft

4pc Bathroom 8.17 Ft x 6.50 Ft

Bedroom 9.25 Ft x 10.92 Ft

Bedroom 9.08 Ft x 11.25 Ft

Primary Bedroom 13.25 Ft x 12.00 Ft

Laundry room 5.17 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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