



37 Belmont Common Calgary Alberta

\$815,000

This house is a total gem in Belmont with over 3200sqft of developed space and no HOA fees, backing onto a quiet path that leads to a park just a few doors down, and loaded with features that make everyday living feel just a little more awesome. It's south-facing, which means your home is flooded with sunshine all day, and the solar panels help you save over 50% on electricity--hello, lower bills. Step inside and you're greeted by custom built-in shelving in the entry (finally, a place to drop your keys that actually looks good). The vinyl plank flooring throughout the main level is stylish, waterproof, and made to handle real life. There's a big office for your work-from-home days and a half bath that's straight out of a design magazine with trendy wallpaper. The kitchen is a dream--9-foot ceilings, cabinets that go all the way up (no wasted space), an extra deep walk-in pantry, and shiny stainless steel appliances. Thanks to the triple-pane windows, you get tons of natural light without sacrificing energy efficiency. Upstairs, you'll find FOUR bedrooms all on one floor (a rare find), plus a big bonus room, a full bathroom, and a primary suite that checks all the boxes--dual sinks, deep soaker tub, tiled shower, and a walk-in closet that might just make you want to go shopping. But wait--it gets better. The third-floor loft is over 350 square feet of flex space perfection, complete with its own half bath and a balcony with downtown views. Whether it's a games room, teen hangout, or chill-out zone, it's got major "cool factor." Downstairs, there's another big living space, a wet bar area with a sink and room for a beverage fridge, a spacious bedroom, and a mechanical room with all the efficient upgrades--HRV system, high-efficiency furnace, water softener--you name it. The whole home is air conditioned, meticulously cared for, and absolutely move-in ready. This one...

4pc Bathroom .00 Ft

5pc Bathroom Measurements not available

Bedroom 8.50 Ft x 12.92 Ft

Bedroom 8.83 Ft x 14.25 Ft

Bedroom 9.33 Ft x 12.17 Ft

Laundry room 8.42 Ft x 6.08 Ft

4pc Bathroom Measurements not available

Bedroom 12.00 Ft x 12.75 Ft

Recreational, Games room 21.50 Ft x 14.08 Ft

2pc Bathroom Measurements not available

Dining room 13.33 Ft x 7.00 Ft

Foyer 13.25 Ft x 7.75 Ft

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Listing Presented By:



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Bonus Room 8.83 Ft x 10.08 Ft

Primary Bedroom 13.25 Ft x 15.58 Ft

2pc Bathroom Measurements not available

Family room 17.75 Ft x 18.42 Ft

Kitchen 12.92 Ft x 14.83 Ft

Living room 9.92 Ft x 14.75 Ft

Office 9.00 Ft x 11.58 Ft