



## 229 Belmont Street Calgary Alberta

\$573,000

Beautiful 3-Bedroom Duplex in Belmont - Across from a Pond & Surrounded by Future Growth Welcome to this charming 3-bedroom, 2.5-bath duplex offering 1,407 sq. ft. of bright, open living space in the heart of Belmont, SW Calgary. This home features a welcoming front porch, double detached garage, fenced yard with grass, trees, and a deck, plus a painted basement floor ready for future development. Inside, enjoy high ceilings, an open-concept layout, east-facing primary bedroom with a walk-in closet and 3-piece ensuite, and upper-level laundry. A PAX closet system is included. Any furniture from this home can also be purchased separately or as a package. Located across from a scenic pond, steps from bus stops, and near Ron Southern Elementary and Holy Child School, with another school planned. Enjoy quick access to a dog park, skate park, shopping plaza, walk-in clinic, and grocery stores -- plus a new gas station and retail plaza (1-minute walk) under construction. Belmont is one of Calgary's fastest-growing communities, with a future C-Train stop, multi-sport recreation centre and library (2027), and a 145,000 sq. ft. retail centre coming soon, making this the perfect home and investment opportunity. (id:6769)

Kitchen 11.33 Ft x 10.67 Ft  
Dining room 9.17 Ft x 7.92 Ft  
Living room 15.17 Ft x 11.92 Ft  
2pc Bathroom 5.33 Ft x 4.83 Ft  
Laundry room 7.17 Ft x 5.50 Ft

Primary Bedroom 16.92 Ft x 11.58 Ft  
Bedroom 10.92 Ft x 8.25 Ft  
Bedroom 9.92 Ft x 8.25 Ft  
3pc Bathroom 7.92 Ft x 4.92 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Unison Realty Group Ltd.

**RE/MAX Realty Professionals**

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