



# 23 Belmont Place Calgary Alberta

\$909,000

Welcome to this stunning Trico Homes SHOW HOME WITH ALL FURNITURE INCLUDED, now available for purchase with a guaranteed LEASEBACK! This is one of the most secure and desirable investment opportunities on the market -- own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy -- Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout, Beautifully landscaped, fully completed inside and out, Thoughtfully curated decor & furnishings (if included, depending on agreement), Immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% - an exceptional return rarely offered in today's market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term -- Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Belmont, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income, Buyers wanting to secure a future home but delay possession, Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity - visit the showhome today! \*Photos are taken from the Showhome and measurements are pulled from builder drawings\* (id:6769)

Living room 11.58 Ft x 16.17 Ft  
 Bedroom 10.00 Ft x 9.00 Ft  
 Bedroom 8.83 Ft x 10.08 Ft  
 4pc Bathroom 7.92 Ft x 5.00 Ft  
 Furnace 8.67 Ft x 6.25 Ft  
 Furnace 9.50 Ft x 9.00 Ft  
 Kitchen 11.58 Ft x 11.75 Ft

2pc Bathroom 5.00 Ft x 5.33 Ft  
 Primary Bedroom 13.00 Ft x 14.00 Ft  
 Other 9.67 Ft x 5.25 Ft  
 5pc Bathroom 9.67 Ft x 11.00 Ft  
 Bedroom 10.25 Ft x 10.00 Ft  
 Other 5.25 Ft x 4.00 Ft  
 Bedroom 12.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.reevesrealty.ca/>

**RE/MAX Realty Professionals**

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Dining room 9.50 Ft x 9.50 Ft

Living room 13.50 Ft x 15.83 Ft

Bonus Room 11.58 Ft x 7.83 Ft

Other 5.25 Ft x 4.42 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft