



# 240 Belmont Boulevard Calgary Alberta

\$599,999

Give your family the gift of INSTANT EQUITY GAIN this Holiday Season by securing this EXCEPTIONALLY well priced home! Take possession in time for your House Warming NYE party! This beautifully designed 3 bedroom, 2.5 bathroom residence features a double detached garage and sits conveniently across the street from a future school that is set to break ground in 2025--perfect for families looking for a vibrant community! As you enter, you'll be captivated by the spacious living room adorned with large south-facing windows that flood the space with natural light. The heart of the home boasts luxurious granite countertops throughout and an upgraded appliance package, including a gas range, stylish range hood, and a built-in microwave perfectly situated in the island. The upper level features two generously sized bedrooms, a well-appointed bathroom with a walk-in shower, and convenient upper-level laundry. Your primary bedroom offers a serene retreat, complete with a walk-in closet and a private en-suite featuring another walk-in shower. This home is designed for comfort and efficiency, with triple-pane windows and installed solar panels to maximize utility savings. The property is fully landscaped and fenced for your privacy and enjoyment. The garage is equipped with an EV charger and its own 100 amp electrical panel, catering to modern lifestyles. The unfinished basement presents a blank canvas waiting for your personal touch. Plus, a side entrance could easily be installed, making it ideal for an income suite. Belmont has grand plans for the community including 2 schools, a brand new recreation center, a state of the art library and a future LRT station for ease of transportation. Don't miss out on this incredible opportunity--this is the DEAL OF A LIFETIME for the buyer who acts fast! Schedule your showing today and make this exceptional home yours for well under mar...

3pc Bathroom Measurements not available  
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 Bedroom 9.08 Ft x 10.42 Ft  
 Bedroom 9.25 Ft x 10.42 Ft  
 Primary Bedroom 13.25 Ft x 11.25 Ft

2pc Bathroom Measurements not available  
 Dining room 14.83 Ft x 11.25 Ft  
 Kitchen 11.67 Ft x 12.92 Ft  
 Living room 13.33 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**RE/MAX Realty Professionals**

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