

**264 Belmont Place SW
Calgary, Alberta**

MLS # A2284306

\$759,900



Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In		
Inclusions:	N/A		

This family-focused home offers 2,127 sq. ft. above grade with four bedrooms, including a main-floor bedroom, three full bathrooms, and an upstairs bonus room. The open concept kitchen features an oversized island with extended eating ledge, tight-to-ceiling cabinets, large pantry, and generous counter space, flowing to the great room anchored by a feature fireplace. Upgraded railing throughout and added windows enhance natural light and the open feel. The rear deck provides indoor-outdoor connection, and the level lot with side entrance makes the basement ready for a future potential development. Additional features include 8 ft main floor doors, tankless water heater, appliance allowance, and full new home warranty.