

# \$695,000 - 160 Belmont Boulevard Sw, Calgary

MLS® #A2227161

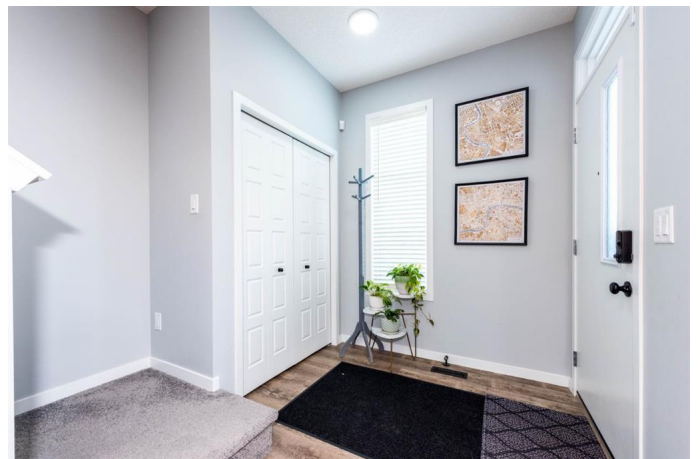
**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,510 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Welcome to this impeccably maintained and fully finished home in the vibrant, family-friendly community of Belmont—this home has it all! Thoughtfully designed with comfort, style, and function in mind, it features central air conditioning, a fully developed basement, a separate side entrance, professionally landscaped yard, and a double detached garage. The main floor offers a bright and open layout with stylish modern finishes and a well-appointed kitchen with stainless steel appliances and ample cabinetry. Upstairs, you'll find a serene primary suite, two additional spacious bedrooms, a 4-piece main bath, and a versatile office/den—ideal for working from home or creating a cozy reading nook. The fully developed basement features 9-foot ceilings, a large rec room, fourth bedroom, and full bathroom. With the separate side entrance, there's™ potential to convert the space into a suite (subject to approval and permitting by the city)—endless possibilities for multi-generational living, guests, or future rental income. Outside, enjoy your own private oasis with a tastefully designed deck and low-maintenance landscaping—perfect for relaxing or entertaining. This non-smoking, pet-free home shows pride of ownership and is truly move-in ready. Belmont is a growing southwest Calgary community with exciting plans for future schools, an LRT stop, a Rec Centre and more—making this a home you'll love today and a smart investment



for the future.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227161    |
| Price          | \$695,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,510       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 160 Belmont Boulevard Sw |
| Subdivision | Belmont                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4W3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer                 |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                         |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | RG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.