

# \$596,995 - 33 Belmont Drive Sw, Calgary

MLS® #A2264027

**\$596,995**

4 Bedroom, 4.00 Bathroom, 1,398 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

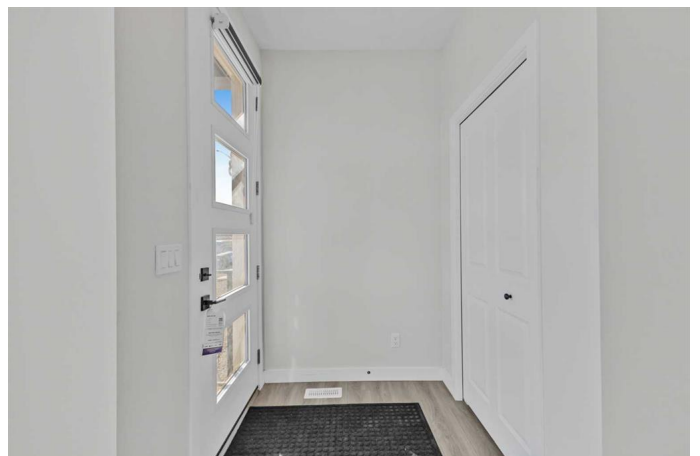
Welcome to this beautiful home in the heart of Belmont. This elegant property features 4 bedrooms, including a separate side entrance and a fully developed legal basement suite, perfect for extended family or guests.

Step inside to discover modern upgrades throughout – including a gourmet kitchen, a Living room and a Mud room. The home boasts custom touches such as cabinet, quartz countertops in both the kitchen and bathrooms.

The main level is perfect for entertaining, with a natural living room opening to a backyard and parking. The kitchen is a chef’s dream, equipped with upgraded cabinetry and stainless-steel appliances, all adjacent to a generous dining area.

The upper level offers a family/lifestyle room for relaxation, 3 spacious bedrooms, including a sun-filled primary ensuite with a full bathroom and a walk-in closet.

The fully finished legal basement suite features a separate side entrance, 1 additional bedroom, a full bathroom, offering endless possibilities for multi-generational living or potential rental income.



The property is located near future community amenities, shopping, playgrounds, schools, and access to the highway. The property is good home for Investors, first-time home buyers, upgrading etc.

Don't miss out – book your private showing today!

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264027               |
| Price          | \$596,995              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,398                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 33 Belmont Drive Sw |
| Subdivision | Belmont             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 4Z6             |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Separate Entrance, Storage                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central                                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Suite                                                                 |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Concrete, Wood Frame       |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 10                 |
| Zoning         | R-Gm               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.