

# \$809,500 - 164 Belmont Place Sw, Calgary

MLS® #A2244009

**\$809,500**

5 Bedroom, 3.00 Bathroom, 2,177 sqft  
Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to your next chapter in the vibrant and growing community of Belmont in SW Calgary—a neighbourhood known for its family-friendly atmosphere, scenic pathways, and quick access to shopping, schools, and major routes like Macleod Trail and Stoney Trail. Whether you're a growing family or looking for multigenerational flexibility, this 5-bedroom home checks all the boxes. Step inside and be greeted by light brown luxury vinyl plank flooring that flows seamlessly throughout the open-concept main floor. A versatile main floor bedroom—perfect for guests, a home office, or family members—sits beside a full 3-piece bathroom for added convenience. The heart of the home is the upgraded chef-inspired kitchen, where bright white perimeter cabinets are beautifully balanced by a warm wood-toned island, upgraded designer backsplash tile, sleek quartz countertops, and striking black hardware throughout. You™ll get to choose your own appliances with an allowance of \$7000 from the builder™s supplier. The kitchen overlooks both the spacious great room featuring a beautiful electric fireplace and sunny dining nook, creating an effortless flow for entertaining and everyday living. Off the dining area, step out to your rear-facing deck, perfect for summer BBQs and outdoor relaxation. Upstairs, cozy carpet welcomes you to a thoughtfully laid-out second level featuring a central bonus room—ideal for movie nights or a kids™ play zone. The



primary bedroom is a true retreat, complete with a spa-inspired ensuite (double vanities and a walk-in shower) and a generous walk-in closet. Three more bedrooms, a full bathroom, and an upper-floor laundry room round out this functional upper level. An attached garage adds convenience, and the unfinished walkout basement offers room to grow or customize to your lifestyle. Bonus: the basement is roughed in for a future legal suite (subject to permitting and approval by the city)! Create your backyard oasis with a \$2,000 landscaping allowance to be provided to the buyer upon completion of landscaping. Whether you're looking for more space, smart design, or a modern aesthetic, this Belmont beauty offers it all—set in a community that blends nature, accessibility, and a strong sense of connection. Don't miss your chance to own in one of Calgary's most exciting new neighbourhoods—book your showing today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244009    |
| Price          | \$809,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,177       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 164 Belmont Place Sw |
| Subdivision | Belmont              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 6C9 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                   |
| Heating           | High Efficiency                                                                                                                               |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out                                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Yard, Rectangular Lot            |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Vinyl Siding, Composite Siding |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 27              |
| Zoning         | R-G             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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