

# \$799,900 - 196 Belmont Terrace Sw, Calgary

MLS® #A2268935

**\$799,900**

5 Bedroom, 4.00 Bathroom, 1,942 sqft  
Residential on 0.09 Acres

Belmont, Calgary, Alberta

Welcome to 196 Belmont Terrace SW, a stunning front-attached garage home with a legal suite and countless upgrades. Offering over 2,600 sq. ft. of stylish, functional living space, this 5-bedroom, 3.5-bath property combines comfort, versatility, and income potential in one of Belmont's most desirable locations. The main level features luxury vinyl plank flooring, fresh paint (2024), all-new designer light fixtures (2024), and a bright open-concept layout with a chef-inspired kitchen showcasing quartz countertops, full-height cabinetry, premium stainless steel appliances including a gas cooktop, and a large island with bar seating. The inviting living room with an electric fireplace and the elegant dining area flow seamlessly to the backyard and composite deck, perfect for entertaining. Upstairs offers three generous bedrooms including a spacious primary retreat with a walk-in closet and spa-like ensuite with quartz dual vanities, a soaker tub, and a glass-enclosed shower, plus a bonus room, laundry room, and full bath. The fully developed legal basement suite, complete with its own entrance, modern kitchen, stainless steel appliances, luxury vinyl plank flooring, and quartz finishes, can function as a profitable two-bedroom rental or as a fully licensed dayhome in accordance with current regulations—both highly sought-after options given its location backing directly onto a playground. Additional 2024 upgrades include central air conditioning, Gemstone permanent



exterior lighting, and fresh modern paint throughout. With a double attached garage, elegant curb appeal, and proximity to parks, schools, shopping, dining, and transit, this beautifully maintained home is ideal for multi-generational living, investment, or simply enjoying the best of Belmont. Book your private showing today!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268935    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,942       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 196 Belmont Terrace Sw |
| Subdivision | Belmont                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4H2                |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Oversized |
| # of Garages   | 2                                                                 |

**Interior**

|                   |                                                                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                        |
| Basement          | Full                                                                                                                                                                                                                                                       |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |
| Zoning         | R-G                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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