

# \$690,000 - 216 Belmont Way Sw, Calgary

MLS® #A2220510

**\$690,000**

3 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

Avoid the surprises, and own next-to-new! Come visit Belmont, where you will find this beautiful home, built by multi-award winning builder Jayman Homes! As soon as you enter, you will immediately feel how loved and well-cared for this home was, and still is, by its first and only owner. The first thing you will notice is the abundance of natural light pouring into the wide-open floorplan from the large windows on either end of the home. To the right is your multi-purpose den, which can be used as a play place for little children, a work or study area, space to practice yoga, or anything you can imagine. The dining area flows seamlessly into your kitchen, where countless meals will be made and shared around your large center island. The nice separation down into your living area with 12-foot soaring high ceilings, provides a bright space to entertain company, away from all of the hustle and bustle in the kitchen. Upstairs, you will find your primary bedroom and ensuite, complete with dual undermount sinks in a clean, white quartz countertop (quartz counters throughout the home!). You will also find two more adequately-sized bedrooms, a 2nd full bath, and convenient upper-floor laundry. An unspoiled basement, also with 12-foot high ceilings, and a large, oversized 22' x 24' rear double garage, round out this perfect family home. Be a part of the growth of the community, which includes future plans for school sites, a transit station, library, recreation center, and so much more! In



addition to this well-kept home, you will appreciate the short drive to many amenities, including a multitude of dining options, shopping centers, grocery stores, recreational facilities, Somerset/Bridlewood station, and the South Health Campus, as well as major attractions such as Granary Road and Spruce Meadows. Start or maintain your active lifestyle by taking advantage of Calgary's cycling network, connected to the community via 194th Avenue. Come see everything this home and location have to offer! Don't hesitate, book your private viewing today, and "Enjoy Boredom-Free Living in Belmont", as they say!

Built in 2024

**Essential Information**

MLS® #	A2220510
Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	216 Belmont Way Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5T5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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