

**92 Belmont Place SW**  
**Calgary, Alberta**

**MLS # A2289923**



**\$765,900**

|                  |                               |               |                  |
|------------------|-------------------------------|---------------|------------------|
| <b>Division:</b> | Belmont                       |               |                  |
| <b>Type:</b>     | Residential/House             |               |                  |
| <b>Style:</b>    | 2 Storey                      |               |                  |
| <b>Size:</b>     | 2,331 sq.ft.                  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5                             | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Stall |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                     |               |                  |
| <b>Lot Feat:</b> | Back Yard, Street Lighting    |               |                  |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Electric, Forced Air              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |

**Features:** Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water

**Inclusions:** n/a

This thoughtfully designed 2,322 sq. ft. walkout home combines versatility, comfort, and upgraded finishes throughout. A main-floor bedroom with a full bathroom offers ideal flexibility for guests. The upgraded kitchen features a large island and flows seamlessly into the bright great room, enhanced by full railing and added windows in the foyer and stairwell. Upstairs, four bedrooms include a spacious primary bedroom with dual vanities, a large soaker tub, and an upgraded tiled shower, while the shared bathroom also features dual sinks and separate water closet. The expansive deck with stairs to the yard extends your living space, and the walkout basement is fully roughed in and prepared for potential future development