

**269 Belmont Street SW**  
**Calgary, Alberta**

**MLS # A2308703**



**\$549,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

**Inclusions:** speaker wall mounts

Welcome to this upgraded former Homes By Avi showhome in SW Calgary, perfectly positioned on a corner lot in Belmont with a heated double detached garage and a larger-than-average fully fenced yard. Filled with natural light from its additional windows, this home immediately stands out with a bright, open-concept layout and thoughtful design throughout. The main level offers 9' ceilings, upgraded LVP flooring, built-in speakers, and a seamless flow between the living, dining, and kitchen spaces — ideal for both everyday living and entertaining. The kitchen is well-appointed with quartz countertops, stainless steel appliances, a full-height cabinetry package, a large island, and a proper hood fan — combining both function and style. Upstairs, the layout is both practical and comfortable, featuring 3 bedrooms, a bonus room, and convenient upper-level laundry. The primary suite offers vaulted ceilings, a walk-in closet, private ensuite, and a Juliet balcony — a rare and standout feature in this price range. The separate side entrance and basement rough-ins provide excellent potential for future development (subject to city approval), making this a strong option for both homeowners and investors. Outside, enjoy a fully landscaped yard, rear deck with BBQ gas line, and additional side yard space — perfect for pets, kids, or added flexibility for future use. Additional highlights include central air conditioning, a high-efficiency furnace, triple-pane windows, smart garage capability, and whole-home speaker wiring. Ideally located with quick access to Stoney Trail and Macleod Trail, this home is surrounded by parks, pathways, nearby pond access, and future community amenities — offering both convenience and long-term value. This is a great buy!