

**540 BELMONT Place SW**  
**Calgary, Alberta**

**MLS # A2292566**



**\$814,800**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,062 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the growing southwest community of Belmont, 540 Belmont Place SW offers a beautifully designed brand-new two-storey home by Trico Homes featuring a legal basement suite, modern finishes, and a functional layout ideal for families or investors. With a double attached garage and immediate possession available, this home provides both comfort and excellent income potential in one of Calgary's newest communities. The main level welcomes you with high ceilings and a bright open-concept layout designed for modern living. The spacious living room is anchored by a stylish electric fireplace, creating a warm and inviting focal point. The kitchen is thoughtfully appointed with quartz countertops, a large central island, sleek cabinetry, and modern appliances, offering both beauty and practicality for everyday cooking and entertaining. The adjoining dining area provides ample space for family meals or gatherings with friends. A BBQ gas line adds convenience for outdoor grilling from the rear deck. Upstairs, the home continues to impress with well-designed living spaces that prioritize comfort and functionality. The primary bedroom retreat features a walk-in closet and a beautifully finished ensuite with double vanity, while additional bedrooms provide flexibility for family members, guests, or home office needs. Convenient upper-level laundry adds practicality to daily routines. A standout feature of this home is the fully finished legal basement suite, offering excellent potential for rental income, multi-generational living, or extended family accommodation with separate entry. The suite has its own laundry in the hall, stacked washer and dryer are included. The separate living space enhances the property's versatility and long-term value. Throughout the home you'll find durable engineered hardwood flooring, quartz

counters, closet organizers, and an open floorplan that maximizes natural light and livability. Situated in Belmont, residents enjoy easy access to parks, playgrounds, walking and biking paths, nearby schools, and convenient shopping options. The community's thoughtful planning and quick access to major routes make commuting throughout Calgary simple while still offering a quiet, family-friendly atmosphere. With its legal suite, modern finishes, attached double garage, and prime location, 540 Belmont Place SW presents an exceptional opportunity to own a brand-new home with built-in investment potential.