

212 Belmont Park SW
Calgary, Alberta

MLS # A2294077



\$975,000

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| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,390 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Basement: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer

Welcome to this exceptional and spacious 2-storey home in the sought-after community of Belmont, offering 2,389 sq ft of beautifully designed above-grade living space, plus the incredible added value of a fully finished legal basement suite. Thoughtfully crafted with both functionality and style in mind, this home delivers the perfect blend of modern comfort, versatility, and income potential—ideal for growing families or savvy investors. Step inside to a bright and welcoming main floor where an open-concept layout creates effortless flow between the living, dining, and kitchen areas. Large windows fill the space with natural light, while the living room is anchored by a stunning floor-to-ceiling gas fireplace that adds warmth and character. The kitchen is both stylish and highly functional, featuring granite countertops, a unique backsplash, full-height cabinetry, and a premium stainless steel appliance package including a ceramic cooktop, built-in wall oven, and microwave. A generous walk-through butler’s pantry offers exceptional storage and seamlessly connects to the mudroom, making everyday organization a breeze. At the front of the home, a private office provides the perfect work-from-home setup, while a spacious foyer and convenient 2-piece powder room complete the main level. Upstairs, the home continues to impress with a well-designed layout centered around comfort and practicality. The primary suite is a true retreat, featuring a large walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, a soaker tub, and separate shower. Three additional bedrooms offer ample space for family or guests, with two of the secondary bedrooms boasting their own walk-in closets. A central bonus/family room creates a versatile space for relaxing or entertaining, while the upper-level laundry room and an additional 4-piece bathroom add everyday convenience. The

fully finished basement is a standout feature, offering a legal 2-bedroom suite with a separate entrance—perfect for multi-generational living or generating rental income. This self-contained space includes a full kitchen, comfortable living area, 4-piece bathroom, dedicated storage, utility space, and its own laundry, providing complete independence from the main home. Outside, enjoy an east-facing backyard that backs directly onto green space, offering added privacy and a peaceful setting to take in morning sunrises. Located just minutes from Macleod Trail and Stoney Trail, commuting is quick and convenient, while a wide range of nearby amenities—including shopping, dining, schools, and recreational options—ensure everything you need is close at hand. With its generous size, thoughtful layout, and incredible flexibility, this Belmont home presents a rare opportunity to own a property that truly checks every box.