

\$715,000 - 264 Belmont Boulevard Sw, Calgary

MLS® #A2239910

\$715,000

4 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

Discover a truly exceptional home perfectly positioned across from a massive green space, offering a serene and beautiful outlook. The open-concept main floor is designed for modern living. Gleaming hardwood floors flow throughout most of the main floor, leading you to a gourmet kitchen that is a chef's dream. It features an abundance of sleek, white cabinetry with soft closing cabinets, stunning quartz countertops, a large central island, and premium stainless steel appliances. Adjacent to the kitchen, a spacious dining area and a welcoming living room provide the perfect backdrop for entertaining. A versatile front room offers a quiet retreat, ideal for a home office or a cozy sitting area. The convenient main floor is completed by a half bathroom near the back door, which leads out to a private deck, a generous yard, and a double detached garage. Upstairs, you'll find a cleverly designed layout that maximizes privacy. A bright, central bonus room separates the three well-sized bedrooms. The primary bedroom is a peaceful sanctuary, complete with a private three-piece ensuite. The two additional bedrooms are served by a full four-piece main bathroom, and a dedicated upstairs laundry room adds incredible convenience. The fully developed basement is an outstanding feature with a separate side entrance. It offers an illegal suite that includes a comfortable living room, a full kitchen, a spacious bedroom, and a four-piece bathroom, providing endless possibilities. This home's



location is truly unparalleled. You're just a five-minute drive from the fantastic shops and amenities in Silverado and Walden, with easy access to Stoney Trail for a quick commute. The Shawnessy YMCA and the LRT are also close by, making city-wide travel a breeze. This is more than just a house; it's a home that combines thoughtful design with a perfect location. A brand-new shopping mall is opening soon just behind the house, within easy walking distance. A bus stop is conveniently located just 10-15 seconds away by foot, offering quick and easy access to public transportation. Don't miss your chance to see all that it has to offer come and see it for yourself today!

Built in 2022

Essential Information

MLS® #	A2239910
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,754
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	264 Belmont Boulevard Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4W6

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Landscaped
Roof Asphalt
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025
Days on Market 4
Zoning R-G

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.