

# \$749,500 - 80 Belmont Terrace Sw, Calgary

MLS® #A2199710

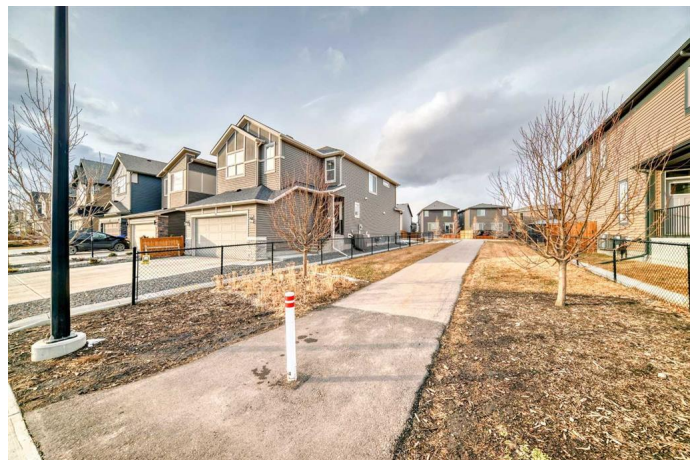
## \$749,500

3 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

Attention Truck Owners! RARE OPPORTUNITY in this gorgeous 2-storey home with a MASSIVE oversized double attached heated garage with 25.5 ft length and CUSTOMIZED to fit a LARGE TRUCK! This fantastic garage also has an 8 ft high garage door, a central vac system with detail kit, extra tall ceilings for additional storage, and a wooden tool bench on wheels. This home is ideally located with a path and green strip along the side and back for added separation to neighbours and is close to a future school. Inside is a 3 bed, 2.5 bath home with over 2000 sq ft and wonderful upgrades throughout. Vinyl plank flooring and 9 ft ceilings on the main floor. The fabulous kitchen offers pristine full height white cabinetry with deep pot drawers and upgraded recycling/garbage pull outs, QUARTZ counters, upgraded stainless steel appliances including a gas stove, built-in oven, and built-in microwave, a walk-in pantry, and a large central island with extended stool bar! Great sized eating area and a generous great room with a corner gas fireplace. Upstairs, a central bonus room separates the primary bedroom from the kids's rooms. All bedrooms have walk-in closets! The primary bedroom has a beautiful 4-pce ensuite with a large tiled shower, dual sink vanity, and separate toilet. Two great sized kids's rooms plus a 4-pce bath and convenient upper laundry room! The unfinished basement has 2 windows and roughed-in plumbing, roughed-in radon vent, and rough-in for future bar. Water



softener and AIR CONDITIONING! Permanent outdoor lights offer many color changing possibilities to decorate for each season! Fully fenced yard offers a deck with gas line for a bbq, an exposed aggregate patio with a gazebo, a corner garden, and decorative rocks along the sides of the home.

Built in 2019

### **Essential Information**

MLS® #	A2199710
Price	\$749,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,085
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	80 Belmont Terrace Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Outdoor Grill
Lot Description	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	49
Zoning	R-G

## Listing Details

Listing Office	Rhinorealty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.