

# \$539,900 - 290 Belmont Heath Sw, Calgary

MLS® #A2252646

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

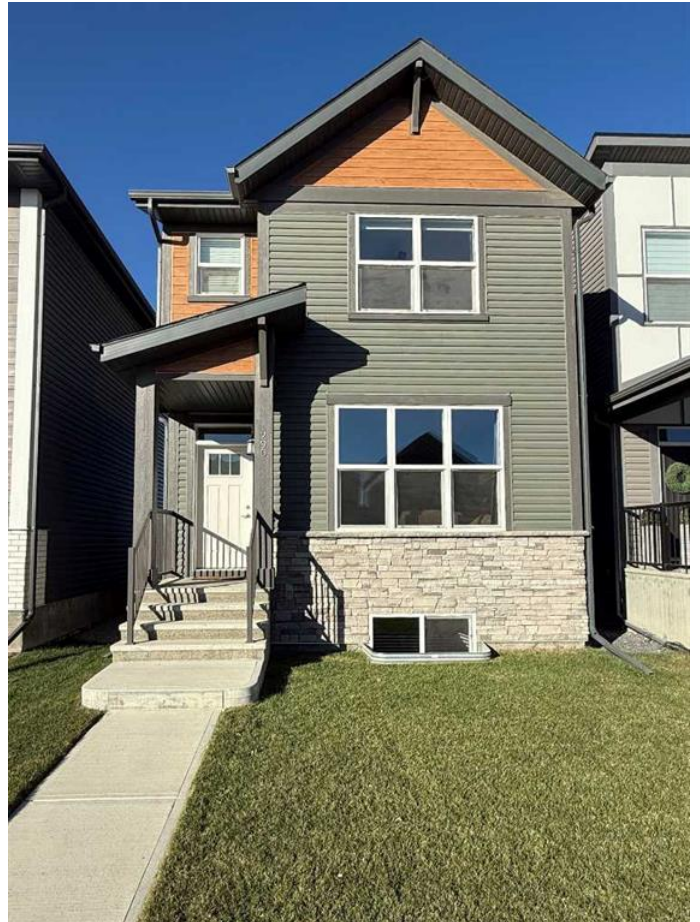
\*\*\* Please click on "Videos" for 3D tour \*\*\*

This is it - "almost brand new" fabulous 2 storey home with WEST facing back yard in very desirable Belmont! Amazing features include: 3 bedrooms, 2.5 bathrooms, upgraded SS appliances, upper laundry (washer & dryer included!), upgraded luxury vinyl planking, good sized yard - could accommodate a 24x24 garage, paved alley, ice cold central A/C (2022), 4-zone underground sprinklers, bathroom rough-in in basement, water softener, tankless/unlimited hot water system, pet & smoke free, solar panels, up/down blinds, CAT 6 in bedrooms and much more! Location is a home run - super quiet street, sunny WEST facing backyard, close to bus stop and LRT station and very easy access to all major routes - Stoney Trail/MacLeod Trail/Deerfoot Trail. Total pride in ownership and move-in ready!

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252646  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,444     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 2020        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 290 Belmont Heath Sw |
| Subdivision | Belmont              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4N3              |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Off Street, Parking Pad, Paved |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Bathroom Rough-in                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | Central Air                                                                                                                            |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-G                  |

**Listing Details**

Listing Office                    RE/MAX Landan Real Estate



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