

\$739,990 - 149 Belmont Villas Sw, Calgary

MLS® #A2254867

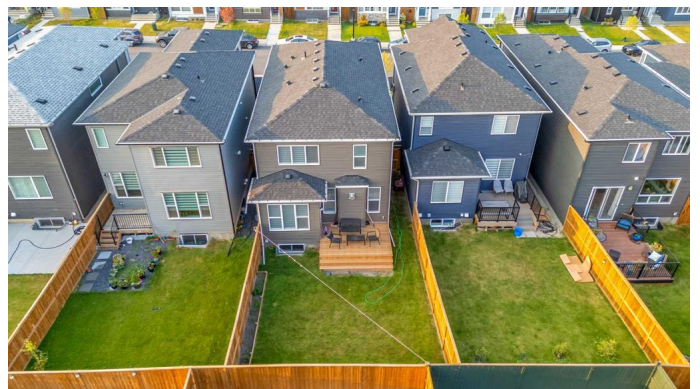
\$739,990

3 Bedroom, 3.00 Bathroom, 2,065 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

Welcome to 149 Belmont Villas SW, a beautifully appointed family home offering over 2,064 square feet of sophisticated living space. This stunning property boasts a modern and functional layout designed for contemporary living and entertaining. The main floor features a bright and open plan, seamlessly connecting the living, dining, and kitchen areas perfect for daily life and hosting guests. The spacious living room is filled with natural light, the dining area offers a perfect setting for family meals, and the modern kitchen is a chef's delight, equipped with a full suite of stainless steel appliances. A practical den and a convenient 2 piece bathroom complete this level, along with direct access to the oversized attached garage. Upstairs, the upper floor is a private retreat for the entire family. It features a generous primary bedroom with a luxurious 5-piece ensuite bathroom and a walk-in closet, providing a perfect sanctuary to unwind. Two additional well sized bedrooms, a second full 4-piece bathroom, a functional laundry room, and a spacious family room offer ample space for relaxation and comfort, ensuring everyone has their own place to recharge. The basement awaits your imagination with an existing separate entrance for future development. Nestled in the highly sought after community of Belmont, this home offers an exceptional lifestyle with unparalleled access to urban amenities and natural beauty. Families will appreciate the proximity to top rated schools, making the morning school run



a breeze. The community is surrounded by numerous parks and playgrounds, providing endless opportunities for outdoor recreation and leisurely strolls. Golf enthusiasts will love being just moments away from pristine courses. Everyday conveniences are covered with shopping centers and retail options nearby, and excellent public transit access ensures easy commutes to downtown Calgary and beyond. This is more than just a house; it's a place to build a life. It combines modern elegance with practical family living in one of Calgary's most convenient and family-friendly neighborhoods. This is a must see property for those seeking space, style, and a fantastic community.

Built in 2022

Essential Information

MLS® #	A2254867
Price	\$739,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,065
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	149 Belmont Villas Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4W7

Amenities

Parking Spaces 4
Parking Double Garage Attached, Driveway
of Garages 1

Interior

Interior Features Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data
Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating High Efficiency, Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room
Has Basement Yes
Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Interior Lot, Landscaped, Rectangular Lot, Zero Lot Line
Roof Asphalt Shingle
Construction Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025
Days on Market 40
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.