

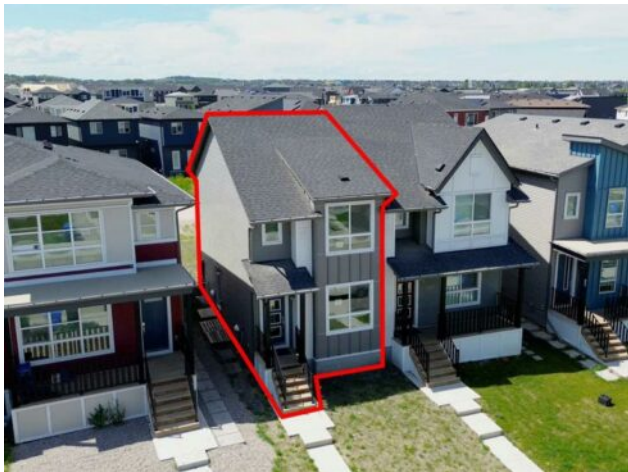


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

157 Belmont Drive SW
Calgary, Alberta

MLS # A2259951



\$574,900

Division:	Belmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,376 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: In Suite - Electric Stove, Microwave Hood Fan, Refrigerator, Washer and Dryer

*** Price Improvement! Best Value in Belmont *** Discover this exceptional 4-bedroom 4-bathroom semi-detached home, ideally situated in desirable Belmont. Welcome to 157 Belmont Drive SW! This beautiful home offers a truly unique blend of sophisticated family living and outstanding income potential with premium designer finishings throughout, featuring a legal 1-bedroom basement legal suite with its own separate entrance on the lower level. The main level showcases a bright and inviting open-concept floor plan, with living and dining space flowing seamlessly into the gourmet kitchen. The modern kitchen features stainless steel appliances, sleek cabinetry, casual counter seating, and just steps to the outdoors, making indoor-outdoor living a breeze! A 2-piece bath and spacious front and back entryways complete the main level. Upstairs, you will find 3 generously sized bedrooms, including the primary bedroom with an ensuite bath and walk-in closet. Convenient upper-level laundry and storage with built-ins make laundry day easy! Adding to this property's appeal is the beautifully appointed legal basement suite. Featuring 1 bedroom, a full 4-piece bathroom, and separate laundry, this self-contained unit is thoughtfully designed with modern finishes and enjoys an abundance of natural light. Its proven track record as a successful rental unit underscores its excellent investment potential, while also providing a flexible option for multi-generational living. This property truly delivers an unbeatable combination of style, functionality, and significant income-generating capability, all within a prime Belmont SW location. Don't miss your chance to own this remarkable home – book your viewing today!