

# \$574,900 - 426 Belmont Avenue Sw, Calgary

MLS® #A2231296

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,335 sqft

Residential on 0.05 Acres

Belmont, Calgary, Alberta

Welcome home to charming 426 Belmont Avenue SW. This stunning 4-bedroom, 3.5-bathroom townhome with NO CONDO FEES! NO HOA FEES! has it all. This very well-maintained home has a great curb appeal and exhibits pride of ownership at all angles. From the moment you step through the high-end railings of the front porch and through the front door you will be amazed and greeted by a bright and open concept main floor comprising of a living area/great room that flows seamlessly into a beautiful and spacious kitchen loaded with stainless-steel appliances, quartz counter tops and lots of cabinetry space. The main floor features beautiful luxury vinyl planks flooring, large windows allowing for tons of natural light, a good size dining/breakfast nook and a half bath. The spacious living room overlooks a good size front porch that is ideal for entertainment/relaxation or just spending quality time with friends or family.

The upper level features a large primary bedroom with a 3-piece ensuite, a good size walk-in closet, two other good size secondary bedrooms, a laundry room and a 4-piece bath that completes this level.

The lower level (basement) is professionally finished by the builder with a large bedroom, a 4-piece bath and a huge recreational or family room.

Situated in the vibrant and family friendly community of Belmont, this home is ideally located close to major roads (Macleod Trail



and Stoney Trail), ponds, parks, pathways, playgrounds, shopping, transit and much more. More complements to his home are the fully fenced / landscaped backyard and the large double garage with back-alley access. DONâ€™T WAIT on this one!! Check out the 3D tour, call your favourite realtor today and book a viewing.

Built in 2018

### Essential Information

MLS® #	A2231296
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,335
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	426 Belmont Avenue Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4N2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	18
Zoning	R-2M

## Listing Details

Listing Office	Premiere Realty Direct
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