

# \$669,900 - 120 Belmont Boulevard Sw, Calgary

MLS® #A2266305

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home perfectly situated on a desirable corner lot! Offering style, functionality, and smart living, this property stands out with its thoughtful design and premium features throughout.

As you enter through the spacious front entrance, you™re greeted by an inviting open layout that flows seamlessly from room to room. The main floor includes a full bedroom and full bathroom, ideal for guests or multi-generational living.

This home showcases numerous high-end upgrades, including:

Built-in oven and microwave tower

Gas cooktop burner and fireplace for cozy evenings

Gas hook-up for BBQ on a 9.5™ x 13.10™ composite deck – perfect for entertaining

Oversized double insulated garage (23.3™ x 23.3™) with remote and Wi-Fi connectivity

Side entrance and concrete walkway for easy access or potential future suite

Fully fenced corner lot providing privacy and outdoor enjoyment

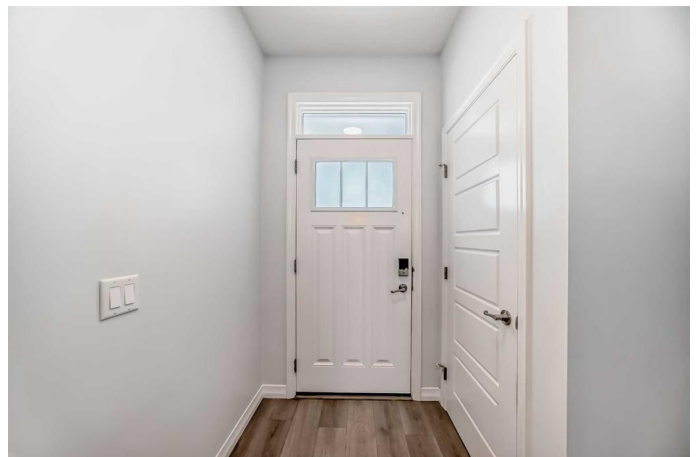
Central A/C for year-round comfort

Solar panels for energy efficiency

Moen Flo Smart Water Monitor & Shut-Off System for leak protection and peace of mind

Handheld showerheads in all bathrooms

Smart home features, including smart switches in the primary bedroom, kitchen, dining area,



and foyer  
Under-cabinet lighting in the kitchen (counter area)  
Blinds and three stairwell windows adding extra natural light  
This home is truly a perfect blend of luxury, comfort, and innovation – ready for you to move in and enjoy!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266305    |
| Price          | \$669,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,793       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 120 Belmont Boulevard Sw |
| Subdivision | Belmont                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4W1                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer |
| Heating           | Forced Air                                                                                       |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Electric                                                                                         |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 24th, 2025 |
| Zoning      | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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