

# \$729,900 - 73 Belmont Villas Sw, Calgary

MLS® #A2214796

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,944 sqft  
Residential on 0.08 Acres

Belmont, Calgary, Alberta

Open House May 10, (2-4pm) and May 11 (1-3pm). Welcome to your future home in the vibrant and growing community of Belmont, located in the sought-after SW quadrant of Calgary! This stunning 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort, space, and functionality—ideal for growing families or those who love to entertain. Step inside and be greeted by a bright and airy open-concept main floor, designed for both everyday living and effortless entertaining. The heart of the home is the spacious kitchen, which features modern cabinetry, ample counter space, and a convenient island—perfect for meal prep or casual dining. Just off the kitchen is a designated dining area, great for family dinners or hosting guests. The cozy living room provides a warm and inviting space to unwind after a long day, with room for the whole family to relax and enjoy. Upstairs, you™ll find three generously sized bedrooms, including a luxurious primary suite with its own private ensuite. The additional full bathroom ensures convenience for kids or guests. One of the standout features of this home is the massive bonus room—an incredibly versatile space that can be transformed into a family room, play area, home office, or your very own movie theatre. Whether it's a game night with friends or a quiet evening with the latest Netflix release, this bonus room is sure to become a favourite spot.



The south-east facing backyard is perfect for those who love sun-drenched mornings and warm summer afternoons. It's a great space to build your dream patio, set up a garden, or let the kids run free. Looking for future potential? This home also features a separate side entrance leading to the unfinished basement, offering a blank canvas for your creative ideas. Located just minutes from Stoney Trail, this property offers easy access to major routes, making your daily commute a breeze. Belmont is a growing neighbourhood filled with brand-new amenities, parks, schools, and pathways, making it the perfect place to set down roots. Don't miss your chance to own this exceptional home in one of Calgary's newest and most exciting communities. Book your showing today!

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214796    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,944       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 73 Belmont Villas Sw |
| Subdivision | Belmont              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X4W2  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 17               |
| Zoning         | R-G              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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