# \$735,000 - 96 Belmont Terrace Sw, Calgary

MLS® #A2260716

# \$735,000

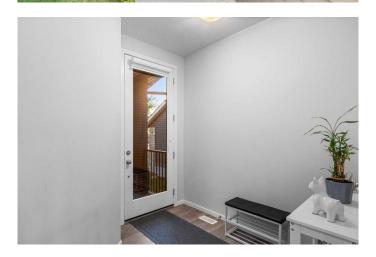
3 Bedroom, 3.00 Bathroom, 1,937 sqft Residential on 0.08 Acres

Belmont, Calgary, Alberta

FORMER SHOWHOME | GEMSTONE LIGHTS | TRIPLE PANE WINDOWS | OVERSIZED GARAGE | BUILT IN SPEAKERS | CENTRAL A/C. Welcome to this exceptional former showhome in the vibrant community of BELMONT, where THOUGHTFUL DESIGN meets EVERYDAY LUXURY. From the moment you arrive, this home stands out with its CUSTOM GEMSTONE LIGHTING and OVERSIZED GARAGE, perfect for larger vehicles or extra storage. Step inside to discover a BRIGHT OPEN CONCEPT MAIN FLOOR with WIDE PLANK VINYL FLOORING, HIGH 9 FT CEILINGS, an inviting LIVING AREA WITH GAS FIREPLACE, and a CHEF'S KITCHEN equipped with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a WALK IN PANTRY, and sleek CABINETRY. A SKYLIGHT ABOVE floods the space with natural light, enhancing the airy feel. Upstairs, you will find a SPACIOUS BONUS ROOM WITH HIGH CEILINGS, a serene PRIMARY SUITE WITH SPA INSPIRED 5 PIECE ENSUITE and WALK IN CLOSET, plus TWO MORE GENEROUS BEDROOMS and a conveniently located LAUNDRY ROOM. TRIPLE PANE WINDOWS throughout provide ENERGY EFFICIENCY and a WHISPER QUIET INTERIOR. The entire home is wired for sound with IN CEILING SPEAKERS and a HIGH END AMPLIFIER SYSTEM, ideal for entertaining or enjoying your favourite playlists in style. Stay







cool in summer with CENTRAL AIR
CONDITIONING and enjoy the MODERN
ELEGANCE of every corner in this
professionally designed space. The
BASEMENT offers a blank canvas, ready for
your custom vision with LARGE WINDOWS
and PLUMBING ROUGH INS. This is the
perfect blend of SHOWHOME QUALITY
FINISHES and REAL WORLD
FUNCTIONALITY in one of Calgary's
most desirable communities.

#### Built in 2017

## **Essential Information**

MLS® # A2260716 Price \$735,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,937 Acres 0.08 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 96 Belmont Terrace Sw

Subdivision Belmont
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4H5

#### **Amenities**

Parking Spaces 4

Parking Additional Parking, Double Garage Attached, Driveway, Oversized

# of Garages 2

#### Interior

Interior Features Bar, Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave Hood Fan, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard, Rain Gutters, Storage,

Playground

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low

Maintenance Landscape, No Neighbours Behind, Private, Underground

Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 29th, 2025

Days on Market 32

Zoning R-G

### **Listing Details**

Listing Office Town Residential

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