

# \$786,879 - 55 Belmont Place Sw, Calgary

MLS® #A2189427

## \$786,879

3 Bedroom, 3.00 Bathroom, 2,069 sqft  
Residential on 0.08 Acres

Belmont, Calgary, Alberta

Introducing the Moraine by Shane Homes â€“ a pre-construction opportunity in Belmont! This 2045 sqft, 2-storey home features a central rear kitchen with a spacious island, bright dining nook, and cozy rear living room. The second floor offers a central family room for added privacy, separating the rear ownerâ€™s bedroom with a deluxe 4-piece ensuite and walk-in closet from two secondary bedrooms, each with its own walk-in closet. Photos are representative.



Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189427    |
| Price          | \$786,879   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,069       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 55 Belmont Place Sw |
| Subdivision | Belmont             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X5T6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Stone Counters, Pantry |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Washer, Electric Range, Range Hood                                         |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                     |
| Has Basement      | Yes                                                                                                                      |
| Basement          | See Remarks                                                                                                              |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Rain Gutters                            |
| Lot Description   | Back Yard, Back Lane, Cul-De-Sac, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 97                 |
| Zoning         | TBD                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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