

# \$574,900 - 157 Belmont Drive Sw, Calgary

MLS® #A2259951

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,376 sqft

Residential on 0.06 Acres

Belmont, Calgary, Alberta

\*\*\* Price Improvement! Best Value in Belmont

\*\*\* Open House! Sunday, October 19th, 2025,

from 12:00 PM to 2:00 PM. Discover this

exceptional 4-bedroom 4-bathroom

semi-detached home, ideally situated in

desirable Belmont. Welcome to 157 Belmont

Drive SW! This beautiful home offers a truly

unique blend of sophisticated family living and

outstanding income potential with premium

designer finishings throughout, featuring a

legal 1-bedroom basement legal suite with its

own separate entrance on the lower level. The

main level showcases a bright and inviting

open-concept floor plan, with living and dining

space flowing seamlessly into the gourmet

kitchen. The modern kitchen features stainless

steel appliances, sleek cabinetry, casual

counter seating, and just steps to the

outdoors, making indoor-outdoor living a

breeze! A 2-piece bath and spacious front and

back entryways complete the main level.

Upstairs, you will find 3 generously sized

bedrooms, including the primary bedroom with

an ensuite bath and walk-in closet. Convenient

upper-level laundry and storage with built-ins

make laundry day easy! Adding to this

property's appeal is the beautifully appointed

legal basement suite. Featuring 1 bedroom, a

full 4-piece bathroom, and separate laundry,

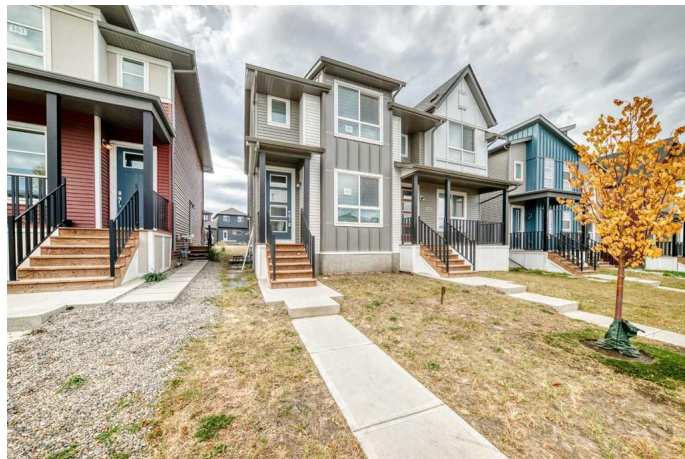
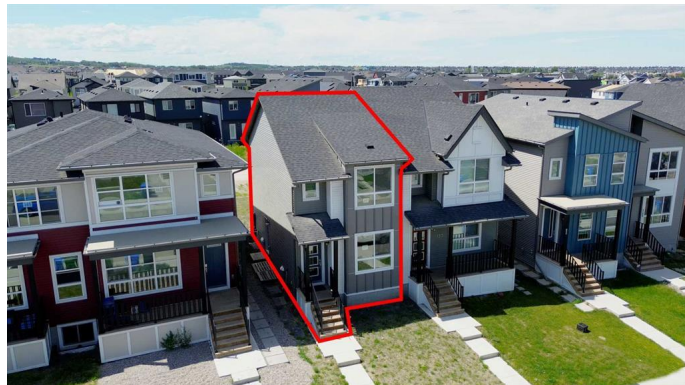
this self-contained unit is thoughtfully designed

with modern finishes and enjoys an

abundance of natural light. Its proven track

record as a successful rental unit underscores

its excellent investment potential, while also



providing a flexible option for multi-generational living. This property truly delivers an unbeatable combination of style, functionality, and significant income-generating capability, all within a prime Belmont SW location. Don't miss your chance to own this remarkable home – book your viewing today!

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259951               |
| Price          | \$574,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,376                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 157 Belmont Drive Sw |
| Subdivision | Belmont              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 5A1              |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Pantry, Separate Entrance, Walk-In |
|-------------------|-----------------------------------------------------------------------|

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
|              | Closet(s)                                                                  |
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating      | Central                                                                    |
| Cooling      | None                                                                       |
| Has Basement | Yes                                                                        |
| Basement     | Finished, Full, Exterior Entry, Suite                                      |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |
| Zoning         | R-G               |

## Listing Details

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

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