

# \$749,900 - 96 Belmont Terrace Sw, Calgary

MLS® #A2245457

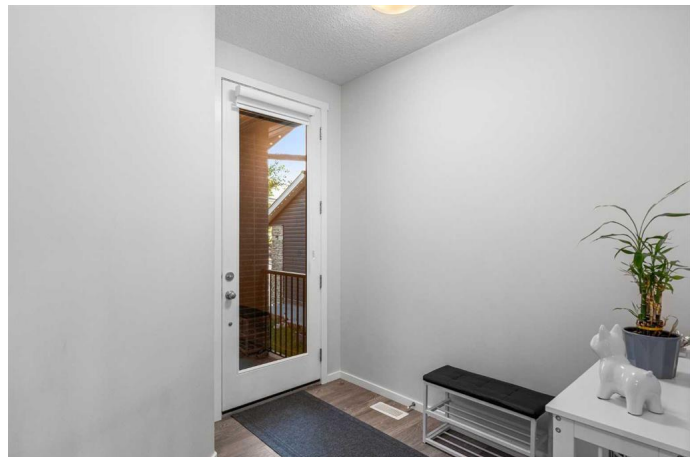
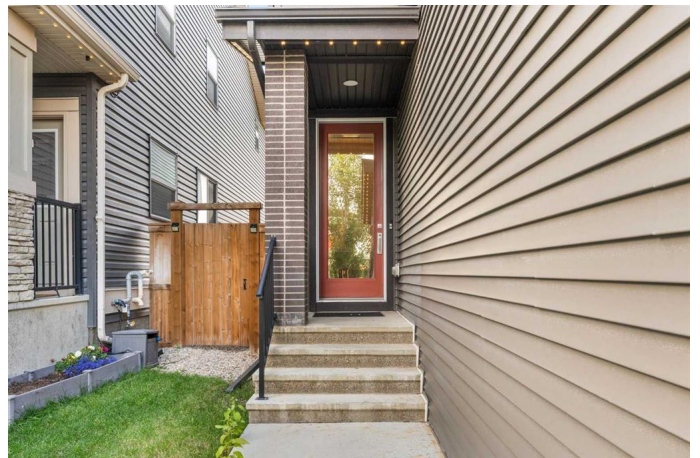
**\$749,900**

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 9ft ceilings, inviting living area with a 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 already airy feel. Upstairs, you'll find a spacious bonus room with high ceilings, a serene primary suite with a spa-inspired 5piece 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 just 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 isn't just a house, it's a statement. Come experience 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® #         | A2245457    |
| Price          | \$749,900   |
| 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, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------|
|                 | Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Smart Home      |
| 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, Unfinished                                                                                                  |

## Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Entrance, Private Yard, Storage, Rain Gutters                                                                  |
| 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    | August 2nd, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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