

# \$654,900 - 120 Belmont Boulevard Sw, Calgary

MLS® #A2266305

**\$654,900**

4 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home perfectly situated on a desirable corner lot! Offering style, functionality, and smart living, this property stands out with its thoughtful design and premium features throughout.

As you enter through the spacious front entrance, you're greeted by an inviting open layout that flows seamlessly from room to room. The main floor includes a full bedroom and full bathroom, ideal for guests or multi-generational living.

This home showcases numerous high-end upgrades, including:

Built-in oven and microwave tower

Gas cooktop burner and fireplace for cozy evenings

Gas hook-up for BBQ on a 9.5' x 13.10' composite deck – perfect for entertaining

Oversized double insulated garage (23.3' x 23.3') with remote and Wi-Fi connectivity

Side entrance and concrete walkway for easy access .

Fully fenced corner lot providing privacy and outdoor enjoyment

Central A/C for year-round comfort

Solar panels for energy efficiency

Moen Flo Smart Water Monitor & Shut-Off System for leak protection and peace of mind

Handheld showerheads in all bathrooms

Smart home features, including smart switches in the primary bedroom, kitchen, dining area,



and foyer  
Under-cabinet lighting in the kitchen (counter area)  
Blinds and three stairwell windows adding extra natural light  
This home is truly a perfect blend of luxury, comfort, and innovation – ready for you to move in and enjoy!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266305    |
| Price          | \$654,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,793       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 120 Belmont Boulevard Sw |
| Subdivision | Belmont                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4W1                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer |
| Heating           | Forced Air                                                                                       |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Electric                                                                                         |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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