

\$750,000 - 34 Belmont Crescent Sw, Calgary

MLS® #A2253410

\$750,000

4 Bedroom, 4.00 Bathroom, 2,012 sqft

Single Family on 0.08 Acres

Belmont, Calgary, Alberta

Discover a home that gives your family room to grow and your future room to profit. Set in the welcoming community of Belmont, this property pairs nearly 3,000 sq. ft. of thoughtful living space with a LEGAL BASEMENT SUITE that offers the perfect mortgage helper or rental opportunity. Step into the heart of the home, where 15-FOOT open-to-below ceilings flood the living room with natural light, complemented by a cozy fireplace. The kitchen is designed for both function and style, featuring a large island, stainless steel appliances, and a walk-through pantry that connects seamlessly to the mudroom. A private OFFICE completes the main floor ideal for working from home or giving the kids a quiet study space. Upstairs, this home truly shines. Alongside 3 generously sized bedrooms, you'll find a bright and spacious bonus room that's perfect for movie nights, a kids' play zone, or even a second home office. The primary retreat impresses with a 5-piece ensuite that connects directly to the LAUNDRY ROOM a thoughtful detail that makes everyday living just a little easier. And then there's the feature that sets this property apart: the completely separate, fully legalized basement suite. With its own entrance, modern finishes, and a large bedroom filled with natural light, this space is ready to rent immediately. Whether you choose to use it as a steady stream of rental income, a mortgage helper, or a comfortable living space for extended family,



this suite adds long-term financial security and unmatched flexibility. For investors, itâ€™s a built-in income property; for families, itâ€™s peace of mind knowing the basement can help pay down the mortgage. Tucked away on a QUIET STREET, this home has the comfort and space youâ€™ve been searching for. Stay cool all summer with central air conditioning, and enjoy a spacious backyard with a deck thatâ€™s perfect for entertaining, hosting weekend barbecues, or giving the kids room to play. The outdoor space strikes the right balance of privacy and function, making it as versatile as the rest of the home. All of this is set in Belmont, one of Calgaryâ€™s newest and fastest-growing communities. Known for its family-friendly design, Belmont features tree-lined streets, modern playgrounds, and plenty of green space, making it easy to enjoy an active lifestyle right outside your door. Everyday conveniences like shopping, restaurants, and services are only minutes away, while new schools and planned community amenities continue to add long-term value. And with the C-train just a short drive, commuting downtown or across the city is quick and stress-free. Belmont offers that rare mix of peaceful suburban living with urban connectivity â€“ the ideal setting for families and investors alike. (id:6289)

Built in 2021

Essential Information

Listing #	A2253410
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,012
Acres	0.08
Year Built	2021

Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Belmont Crescent Sw
Subdivision	Belmont
City	Calgary
Province	Alberta
Postal Code	T2X4N5

Amenities

Amenities	Playground, Schools, Shopping
Features	Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Window Coverings, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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