

\$649,900 - 251 Belmont Heath Sw, Calgary

MLS® #A2252332

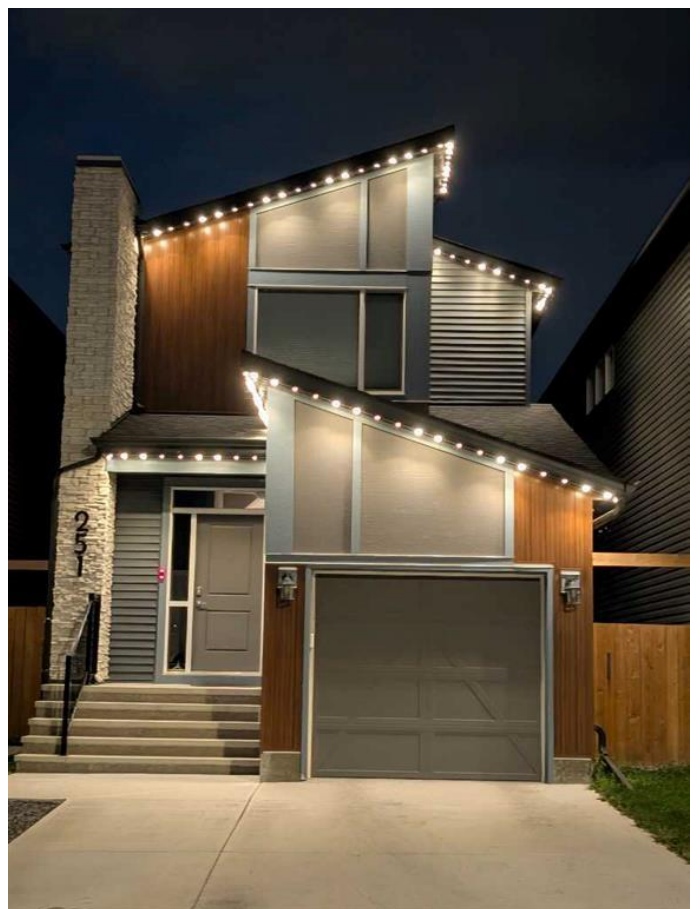
\$649,900

3 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.07 Acres

Belmont, Calgary, Alberta

Huge price reduction. Motivated sellers. LOCATION, LOCATION, LOCATION !!!! Welcome to 251 Belmont Heath! This stunning home is the perfect blend of location, style, and functionality—tucked away on a quiet, family-friendly street in the sought-after SW community of Belmont. With a beautifully landscaped yard backing onto a green space and pathway system that leads directly to one of the area's best playgrounds, it's the ideal setting for families who value both privacy and connection to nature. Inside, you'll find a fully developed, impeccably maintained home offering over 2300 sq ft of living space. The main level features luxury vinyl plank flooring, 9â€™™ knockdown ceilings, and a contemporary open-concept design centered around a gourmet kitchen complete with stainless steel appliances (air fryer oven), built-in microwave, large island, quartz countertops, under cabinet lighting, pull out recycle/garbage bins, pantry storage, and a spacious dining nook. Its a dream kitchen! The adjacent family room is warm and inviting with a feature fireplace wall and direct access to a full-width rear deck and patio—perfect for entertaining or relaxing while taking in the view. Upstairs, the primary bedroom impresses with its size, comfortably fitting a king-sized suite, and a luxurious ensuite featuring a soaker tub, tiled shower, and quartz vanity, all with serene park views. Two additional bedrooms and another full bath complete the upper level. The fully finished



basement adds a cozy rec room and plenty of storage space, ideal for family movie nights or a play area. With central air conditioning, Gemstone lighting on both the front and back of the home, a single attached garage with double-wide driveway parking for 3, and access to three major roadways, this home delivers everything youâ€™ve been looking for and more. Donâ€™t miss your chance to live in one of Calgaryâ€™s most connected and welcoming communities.

Built in 2022

Essential Information

MLS® #	A2252332
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	251 Belmont Heath Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N4

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Chandelier, See Remarks, Stone Counter

Appliances Dishwasher, Dryer, Microwave

Heating Forced Air

Cooling Central Air

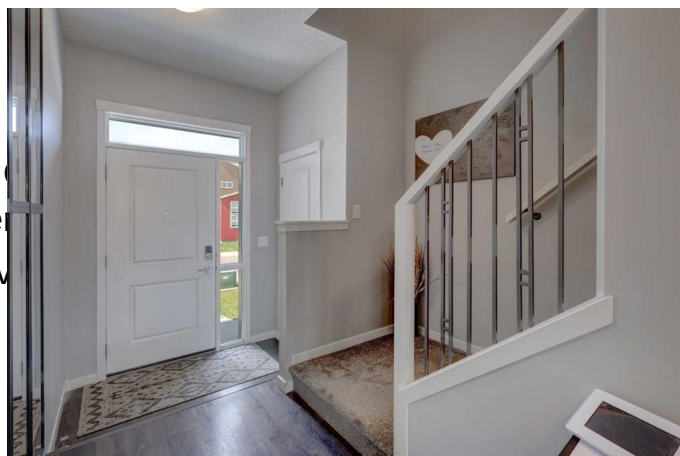
Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full



Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 28

Zoning R-G

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.