

55 Belmont Place SW  
Calgary, Alberta

MLS # A2189427



**\$786,879**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Introducing the Moraine by Shane Homes &ndash; a pre-construction opportunity in Belmont! This 2045 sqft, 2-storey home features a central rear kitchen with a spacious island, bright dining nook, and cozy rear living room. The second floor offers a central family room for added privacy, separating the rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet from two secondary bedrooms, each with its own walk-in closet. Photos are representative.