

\$499,900 - 19750 Sheriff King Street Sw, Calgary

MLS® #A2262818

\$499,900

3 Bedroom, 3.00 Bathroom, 1,516 sqft
Residential on 0.06 Acres

Belmont, Calgary, Alberta

INVEST IN YOUR FUTURE WITH NO CONDO FEES, no yard work to inherit, and no waiting for the right townhome to appear—this one is already taking shape. BUILT BY HOMES BY AVI - this model puts everyday function first, without sacrificing light, flow, or storage. As the END UNIT in a four-plex, it enjoys extra windows and a quieter side wall while keeping all the efficiencies of shared living. The covered FULL-WIDTH FRONT PORCH opens to a bright main floor that moves naturally from front lounge to dining to kitchen—each space distinct but connected. The kitchen—LARGE QUARTZ ISLAND anchors the room, surrounded by clean-lined cabinetry, 42-INCH UPPERS, and a pantry that—more —œwalk-in closet for snacks—• than cupboard. Stainless appliances include a CHIMNEY-STYLE HOOD FAN, BUILT-IN MICROWAVE, and upgraded refrigerator, with a gas line rough-in ready if you ever trade the included electric range for flame.

Upstairs, the layout solves the daily choreography of family life: a central laundry room, two secondary bedrooms that make smart use of their space, and a well-separated primary retreat with a TILE-AND-GLASS SHOWER ensuite plus generous closet storage. The unfinished basement adds room to grow—storage today, gym or hobby space tomorrow—and the rear entry opens to a double parking pad, prepped for future garage



potential.

Belmont keeps you close to what matters without the sprawl: NEW PARKS AND PLAYGROUNDS ALREADY IN PLACE, the future library and field house on the way, and quick access to both Macleod Trail and the Ring Road. Whether youâ€™re stepping out for coffee or staying in for a quiet weekend, the balance here just worksâ€”modern, manageable, and ready for the kind of ownership that doesnâ€™t come with monthly fees. Come see how naturally this one fits. â€¢ PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model â€” fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2026

Essential Information

MLS® #	A2262818
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.06
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Townhouse
Status	Active

Community Information

Address	19750 Sheriff King Street Sw
Subdivision	Belmont
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 5T9

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-Gm

Listing Details

Listing Office	CIR Realty
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