

# \$523,888 - 149 Belmont Passage Sw, Calgary

MLS® #A2193462

**\$523,888**

4 Bedroom, 3.00 Bathroom, 1,615 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to this beautifully designed brand-new 4-bedroom, 2.5-bathroom townhouse in the vibrant, family-friendly community of Belmont. Featuring a spacious open-concept layout, this end unit is filled with natural light from extra windows and tons modern finishes. The gourmet kitchen boasts sleek quartz countertops, stainless steel appliances, and ample storage, while the double garage provides secure parking and extra space. Upstairs, you'll find three generous bedrooms, perfect for families or guests. Fourth bedroom is on the main floor-ideal for home office. Located in a welcoming neighborhood with parks, walking trails, and playgrounds, this home is also close to shopping, dining, schools, and major roadways, making your commute a breeze. Move-in ready and packed with upgrades, this is an incredible opportunity to own a modern home in one of Belmont's most desirable areas. Contact us today to book a private viewing!

Built in 2025



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2193462  |
| Price      | \$523,888 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,615         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 149 Belmont Passage Sw |
| Subdivision | Belmont                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 5X4                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Other, Trash, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Stove                                  |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Basement          | None                                                                                                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                     |
| Lot Description   | Low Maintenance Landscape                 |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 84                 |
| Zoning         | M-G                |

## Listing Details

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

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