

# \$432,000 - 107, 63 Belmont Passage Sw, Calgary

MLS® #A2209728

**\$432,000**

2 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.00 Acres

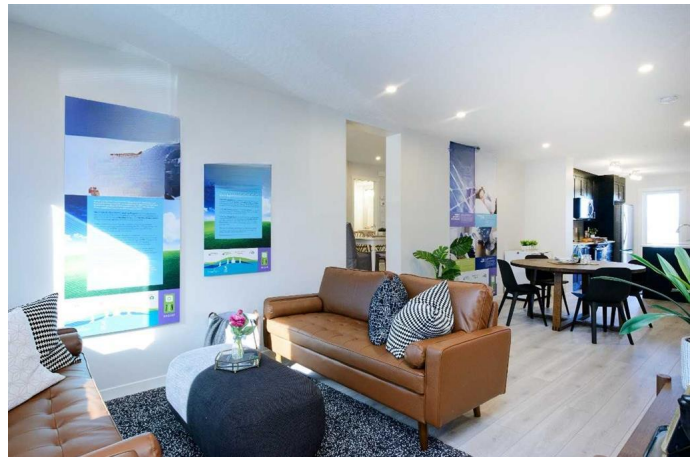
Belmont, Calgary, Alberta

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This spacious two-storey home boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for both daily living and entertaining. The kitchen features sleek stainless steel appliances and a large island with elegant quartz countertops. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom and ample closet space, providing both comfort and privacy. A convenient laundry area is also located on the upper floor. With superior insulation, built to 2030 and beyond building code, this home offers enhanced durability, warmth, and quietness compared to traditionally built homes. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV) to improve indoor air quality. Embrace the perfect combination of comfort, modern living, and a community-focused lifestyle in Belmont! Photos are representative.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2209728  |
| Price     | \$432,000 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,149         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 107, 63 Belmont Passage Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X4H7                     |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Recessed Lighting, Stone Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air, Heat Pump, Natural Gas                                            |
| Cooling           | Other                                                                         |
| Basement          | None                                                                          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 25              |
| Zoning         | TBD             |

**Listing Details**

Listing Office            Bode Platform Inc.

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