

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

MLS® #A2193462

**\$523,888**

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

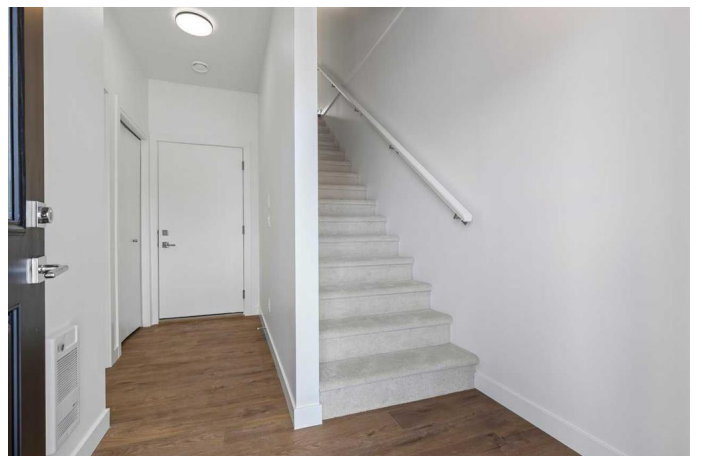
Belmont, Calgary, Alberta

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	Trash, Visitor Parking, Other
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, Electric Stove, Microwave, Refrigerator, Washer
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 69

Zoning M-G

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.