

# \$499,000 - 305, 135 Belmont Passage Sw, Calgary

MLS® #A2233278

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Never Occupied 4-Bedroom Townhome in SW Calgary's Premier Belmont Community! Experience modern luxury in this pristine, ready-to-move-in townhome situated in the highly sought-after Belmont community of SW Calgary. Enjoy effortless access to Stoney Trail, top-rated schools, emerging commercial hubs, scenic pathways, and breathtaking escapes to Bragg Creek & Banff. This immaculate 4-bedroom, 3-bathroom home features an attached double garage, a versatile lower-level bedroom, and a stunning open-concept main floor bathed in natural light. Discover a chef-inspired kitchen boasting a large central island, sleek quartz countertops, premium stainless steel appliances, and spacious living/dining areas flowing onto a massive west-facing balcony – perfect for sunset entertaining. The upper floor hosts a serene primary suite with a walk-in closet and spa-like ensuite, two additional bedrooms, a full bathroom, and convenient upstairs laundry. Benefit from ample visitor parking, street parking, and a beautifully landscaped central courtyard. This move-in-ready home is a future-proof investment, poised for equity growth as Belmont matures – schedule your exclusive viewing today!

Built in 2025

## Essential Information



MLS® #	A2233278
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	305, 135 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5X4

### Amenities

Amenities	Playground, Snow Removal, Visitor Parking, Gazebo, Picnic Area
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	27
Zoning	M-G

### **Listing Details**

Listing Office	LPT Realty
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