

# \$500,000 - 305, 135 Belmont Passage Sw, Calgary

MLS® #A2228184

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Brand New, 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, 2.5-bathroom home features an attached double garage, a versatile lower-level bedroom/office, 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 flawless, modern gem checks every box — don't miss out, schedule your exclusive viewing today!

Built in 2025

## Essential Information

MLS® #

A2228184



|                |               |
|----------------|---------------|
| Price          | \$500,000     |
| 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      | Gazebo, Picnic Area, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                                              |
| Parking        | Additional Parking, Double Garage Attached                     |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)         |
| 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                             |
| Lot Description   | Low Maintenance Landscape, Street Lighting, Views |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 13             |
| Zoning         | M-G            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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