

# \$509,999 - 145 Belmont Passage Sw, Calgary

MLS® #A2208157

**\$509,999**

3 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

This 4-bedroom, 2.5-bathroom Brand New townhome in Belmont offers an ideal balance of space, functionality, and future value—perfect for first-time buyers or families looking to upsize or start a family! The open-concept layout provides flexible living space, while the double car garage and street-facing private entrance enhance both convenience, curb appeal and you aren't starting at neighbours so close. Additional street parking adds everyday practicality for multi-vehicle households or visiting guests. The bedroom and laundry layout upstairs make cleaning that much easier. The kitchen layout with a large island for entertainment and cooking prep is perfect for families. Located in a thoughtfully planned and rapidly growing community, this home is close to new schools, parks, shopping, and future LRT access—positioning it as a smart long-term investment. Don't miss your opportunity to secure a move-in-ready home in one of Calgary's newest and most promising neighborhoods. Schedule your private tour today.

Built in 2025

## Essential Information

MLS® # A2208157

Price \$509,999

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	145 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 0X0

### **Amenities**

Amenities	Other, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	29
Zoning	M-G

## **Listing Details**

Listing Office	eXp Realty
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