

305, 135 Belmont Passage SW
Calgary, Alberta

MLS # A2242757

\$489,900

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|-----------|---|--------|------------------|
| Division: | Belmont | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,644 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape, Street Lighting, Views | | |

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|-------------|--|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 274 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this stunning, NEVER OCCUPIED townhome in the highly desirable, master-planned community of Belmont—offering the perfect blend of modern luxury, lock-and-leave convenience, and an exceptional value proposition highlighted by ultra-low condo fees of just \$274.20/month. Ideally located with quick access to Stoney Trail, top-rated schools, emerging commercial developments, and scenic walking paths, this pristine home also puts you just a short drive from Bragg Creek and Banff National Park escapes. This brand-new, move-in ready home features 4 bedrooms, 3 full bathrooms, and an attached double garage—perfect for hassle-free mornings. The versatile lower level includes a flexible fourth bedroom or office space (ideal for guests, home gym, or remote work) and garage access. Upstairs, the bright and airy main floor showcases a spacious open-concept layout flooded with natural light, featuring a chef-inspired kitchen with a huge central island, upgraded quartz countertops, premium stainless steel appliances, and generous living/dining areas flowing seamlessly onto a massive West-facing balcony—your perfect spot to enjoy those beautiful evening sunsets. A convenient 2-piece bathroom completes this level. Walk up to the upper level featuring a private primary suite with a spacious walk-in closet and 4-piece ensuite, two additional well-sized bedrooms, a full 4-piece bathroom, and upstairs laundry for ultimate convenience. Your guests will enjoy the ample visitor parking, street parking, and a beautifully maintained central courtyard within the complex. This home truly checks all the boxes: immaculate condition (never lived in!), modern finishes, functional layout, prime SW Calgary location, and significant appreciation potential in booming Belmont. A sound investment with builder's warranty

included—don't miss this must-see opportunity! Book your exclusive showing today!