

402, 135 Belmont Passage SW  
Calgary, Alberta

MLS # A2247302

\$479,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Belmont                |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 3 (or more) Storey     |        |                  |
| Size:     | 1,668 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | -                      |        |                  |
| Lot Feat: | Back Lane              |        |                  |

|             |                                        |            |        |
|-------------|----------------------------------------|------------|--------|
| Heating:    | Forced Air                             | Water:     | -      |
| Floors:     | 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:   | Breakfast Bar, Pantry, Quartz Counters |            |        |

Inclusions: n/a

Discover Briarfield, an exclusive collection of 4-bedroom townhomes built by Truman in Calgary's flourishing southwest community of Belmont. Designed with both elegance and everyday living in mind, these homes offer a refined yet comfortable lifestyle in one of the city's fastest-growing neighbourhoods. Each home at Briarfield is thoughtfully crafted for modern families and professionals alike, featuring four spacious bedrooms and two-and-a-half bathrooms across an open-concept layout. The main floor includes a versatile fourth bedroom, perfect as a home office, guest room, or quiet retreat, offering flexibility to match your lifestyle. Inside, high ceilings and luxury vinyl plank flooring create a bright, airy atmosphere, while the contemporary kitchen impresses with full-height cabinetry, soft-close drawers, stainless steel appliances, quartz countertops, and an eat-up bar. A generous pantry adds extra storage, making this space as functional as it is stylish. Upstairs, the primary bedroom serves as a peaceful sanctuary, complete with a walk-in closet and a luxurious four-piece ensuite. Two additional bedrooms, a second full bathroom, and convenient upper-floor laundry provide comfort and practicality for the whole household. Briarfield homes also include a double attached heated garage, offering both convenience and protection from Calgary's ever-changing weather. Set in the heart of Belmont, residents are just moments from playgrounds, scenic pathways, schools, shopping, dining, and major roadways. This is a connected, community-focused neighbourhood that's ideal for growing families and those looking for more space without compromising on access to city amenities. Briarfield is move-in ready—bringing together the best of modern living, thoughtful design, and trusted Truman craftsmanship. \*Photo Gallery of Similar Unit