



GRASSROOTS
REALTY GROUP

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134 Belmont Passage SW
Calgary, Alberta

MLS # A2292662



\$814,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Located in the growing southwest community of Belmont, 134 Belmont Passage SW presents a beautifully designed brand-new two-storey home by Trico Homes, thoughtfully crafted with modern finishes and a functional layout ideal for today's lifestyle. With an anticipated completion date of March 31, 2026, this home offers the opportunity to enjoy contemporary living in one of Calgary's newest family-friendly neighbourhoods. The main level welcomes you with high ceilings and durable engineered hardwood flooring, creating a bright and open atmosphere throughout the living space. The spacious open-concept floor plan seamlessly connects the kitchen, dining, and living areas, making it perfect for both everyday living and entertaining. The living room is highlighted by a stylish electric fireplace, adding warmth and character to the central gathering space. At the heart of the home is a modern kitchen designed with both style and practicality in mind. Featuring quartz countertops, a large central island with breakfast bar seating, sleek cabinetry, and quality appliances including a gas stove, the kitchen offers ample space for meal preparation and hosting. Gas lines are also roughed in for the spice kitchen range, offering additional flexibility for cooking and outdoor entertaining. Upstairs, the home continues to impress with thoughtfully designed living spaces. The primary bedroom retreat offers a relaxing space to unwind, complete with a walk-in closet and private ensuite featuring a double vanity and a soaking tub. Additional bedrooms provide comfortable accommodations for family members or guests. A conveniently located upper-level laundry room helps simplify daily routines. The unfinished basement provides excellent potential for future development, allowing homeowners to customize additional living space to suit

their needs—whether it's a recreation room, home gym, or extra bedrooms. Outside, the home features a double attached garage with parking for up to four vehicles (including driveway), offering convenience and additional storage. Buyers will also receive a \$1,000 landscaping certificate to help complete the outdoor space. Situated in the vibrant community of Belmont, residents enjoy nearby parks, playgrounds, walking and biking paths, schools, and convenient shopping. With quick access to major routes and future community amenities, Belmont offers the perfect balance of suburban comfort and city accessibility. With its modern design, quality craftsmanship, and excellent location, 134 Belmont Passage SW is an exceptional opportunity to own a brand-new home in one of Calgary's most exciting emerging communities.