



**1005, 135 Belmont Passage SW
Calgary, Alberta**

MLS # A2294054



\$485,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,688 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Price reduced for a quick sell!! Welcome to a Modern 4-Bedroom Townhome in Belmont ‐ Stylish & Functional Living, Welcome to this beautifully designed ALMOST BRAND NEW 4-bedroom townhouse in the vibrant community of Belmont, SW Calgary‐one of the area's most sought-after neighborhoods. Thoughtfully crafted for modern living, this home blends style, comfort, and functionality, making it an excellent choice for families, professionals, and investors alike. Prime Location & Convenience: Nestled in a peaceful yet well-connected community Easy access to major roadways and transit options Thoughtfully Designed Layout: Ground Floor: A versatile bedroom/home office/guest suite to fit your lifestyle needs Attached Double Garage: Secure parking & extra storage for year-round convenience Second Floor: A bright and open living space with large windows bringing in natural light Stylish Kitchen: Full-height cabinetry, quartz countertops, stainless steel appliances & a spacious pantry Top Floor: • Primary Suite with a walk-in closet & private 4-piece ensuite • Two Additional Bedrooms & a full bathroom for family or guests • Convenient Upstairs Laundry Room for effortless living With high-end finishes, durable vinyl plank flooring, and a smartly designed layout, this townhome is the perfect blend of elegance and practicality. Don" miss this opportunity to own a stunning home in a rapidly growing community! **Virtual photos shows for presentation purposes only**