



**GRASSROOTS**

REALTY GROUP

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**192 Belmont Place SW  
Calgary, Alberta**

**MLS # A2300429**



**\$779,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** N/A

**\*\*Open House Saturday, May 2nd from 1pm &ndash; 3pm\*\*** Welcome to 192 Belmont Passage SW, a beautifully designed brand-new two-storey home offering over 2,073 sq. ft. of thoughtfully planned living space plus a fully developed legal suite in the basement with separate exterior entrance, providing excellent flexibility for growing families or future potential. Located in the desirable community of Belmont, this home blends modern finishes, functional design, and everyday comfort. The main floor features a bright and open-concept layout enhanced by large windows that fill the home with natural light. The kitchen is both stylish and practical, complete with quartz countertops, a spacious island with breakfast bar seating, pantry storage, modern cabinetry, and a gas stove, making it ideal for cooking and entertaining. The adjacent dining and living areas create a seamless flow, while the electric fireplace in the living room adds warmth and a welcoming focal point. A versatile main floor den provides the perfect space for a home office, study, or flex room to suit your lifestyle. A convenient powder room and access to the rear deck with BBQ gas line enhance everyday functionality and outdoor enjoyment. Upstairs, the thoughtfully designed upper level offers comfortable accommodations for the whole family. The primary bedroom retreat features a walk-in closet with built-in organizers and a luxurious 5-piece ensuite complete with double vanity and soaker tub, creating a relaxing private space. Two additional bedrooms are generously sized and share a full bathroom, while the central family room offers valuable extra living space for relaxing, working, or spending time together. The upper-level laundry room adds convenience to daily routines. The fully developed basement expands the home's versatility with two additional bedrooms, a full bathroom, a

spacious recreation area, and a secondary kitchen, making it ideal for extended family, guests, or future rental possibilities. The separate exterior entrance enhances privacy and functionality. Additional highlights include engineered hardwood flooring, high ceilings, quartz counters throughout, closet organizers, modern finishes, partial fencing, and a double attached garage. This home is a no animal and no smoking property, offering you a clean environment as first owner. Situated in the growing southwest community of Belmont, residents enjoy convenient access to parks, playgrounds, pathways, nearby schools, shopping amenities, and major commuter routes. With its functional layout, quality craftsmanship, and move-in ready condition, 192 Belmont Passage SW presents an excellent opportunity to own a brand-new home designed for modern living.