



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101, 63 Belmont Passage SW
Calgary, Alberta

MLS # A2325543



\$463,650

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
Inclusions:	Heat Pump (for heating and cooling)		

Welcome to the Empire by ZEN Belmont, the largest floorplan in the community, offering thoughtfully designed living space. This stylish two-storey townhome features 3 bedrooms, 2.5 bathrooms, upgraded white cabinetry with black hardware, and a bright, open-concept main floor where the living room, dining area, and modern kitchen flow seamlessly. Upstairs, you'll find a spacious primary retreat, two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Built for exceptional energy efficiency, this home features superior insulation, triple-pane windows, and a hybrid gas furnace with a heat pump system for year-round comfort. ZEN Belmont features durable exterior siding and Class 4 impact-resistant shingles. Complete with a private backyard, the Empire delivers modern style, everyday functionality, and lasting performance. Photos are representative; finishes and selections may vary.