



GRASSROOTS
REALTY GROUP

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308, 135 Belmont Passage SW
Calgary, Alberta

MLS # A2328849



\$499,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,667 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Built-in Features		

Inclusions:	None
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Welcome home to 308, 135 Belmont Passage SW. Designed for modern living, this 3-storey, 4-bedroom townhome in SW Calgary's vibrant community of Belmont seamlessly blends functional design with elevated style. The ground level welcomes you with a generous foyer, direct access to a heated attached double garage, and a versatile fourth bedroom that easily serves as a private guest room, home office, or gym. Upstairs on the main floor, high ceilings and large windows fill an expansive open-concept living space with natural light, anchored by a gourmet kitchen featuring quartz countertops, centre island with seating, stainless steel appliances, full-height cabinetry, and a deep pantry. A discreet powder room and a dedicated dining area that opens onto a private balcony make entertaining effortless. The top floor functions as a quiet sanctuary, offering a convenient upper-floor laundry space, two spacious bedrooms, full bathroom, & a luxurious primary suite, complete with large walk-in closet and ensuite. Beautifully appointed with luxury vinyl plank flooring, contemporary light fixtures, and energy-efficient systems, this home offers access to local playgrounds, pathways, schools, and shopping. With quick connections to Stoney & Macleod Trail, commuting across Calgary or heading out for weekend escapes is easy. Book your viewing today!