



GRASSROOTS
REALTY GROUP

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**305, 135 Belmont Passage SW
Calgary, Alberta**

MLS # A2228184



\$500,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,644 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday June 14, 1:00 - 3:00 PM Brand New, Never Occupied 4-Bedroom Townhome in SW Calgary's Premier Belmont Community! Experience modern luxury in this pristine, ready-to-move-in townhome situated in the highly sought-after Belmont community of SW Calgary. Enjoy effortless access to Stoney Trail, top-rated schools, emerging commercial hubs, scenic pathways, and breathtaking escapes to Bragg Creek & Banff. This immaculate 4-bedroom, 2.5-bathroom home features an attached double garage, a versatile lower-level bedroom/office, and a stunning open-concept main floor bathed in natural light. Discover a chef-inspired kitchen boasting a large central island, sleek quartz countertops, premium stainless steel appliances, and spacious living/dining areas flowing onto a massive west-facing balcony – perfect for sunset entertaining. The upper floor hosts a serene primary suite with a walk-in closet and spa-like ensuite, two additional bedrooms, a full bathroom, and convenient upstairs laundry. Benefit from ample visitor parking, street parking, and a beautifully landscaped central courtyard. This flawless, modern gem checks every box – don't miss out, schedule your exclusive viewing today!