



GRASSROOTS
REALTY GROUP

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

MLS # A2242757



\$489,900

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		

Welcome to this stunning, NEVER OCCUPIED townhome in the highly desirable, master-planned community of Belmont—offering the perfect blend of modern luxury, lock-and-leave convenience, and an exceptional value proposition highlighted by ultra-low condo fees of just \$274.20/month. Ideally located with quick access to Stoney Trail, top-rated schools, emerging commercial developments, and scenic walking paths, this pristine home also puts you just a short drive from Bragg Creek and Banff National Park escapes. This brand-new, move-in ready home features 4 bedrooms, 3 full bathrooms, and an attached double garage—perfect for hassle-free mornings. The versatile lower level includes a flexible fourth bedroom or office space (ideal for guests, home gym, or remote work) and garage access. Upstairs, the bright and airy main floor showcases a spacious open-concept layout flooded with natural light, featuring a chef-inspired kitchen with a huge central island, upgraded quartz countertops, premium stainless steel appliances, and generous living/dining areas flowing seamlessly onto a massive West-facing balcony—your perfect spot to enjoy those beautiful evening sunsets. A convenient 2-piece bathroom completes this level. Walk up to the upper level featuring a private primary suite with a spacious walk-in closet and 4-piece ensuite, two additional well-sized bedrooms, a full 4-piece bathroom, and upstairs laundry for ultimate convenience. Your guests will enjoy the ample visitor parking, street parking, and a beautifully maintained central courtyard within the complex. This home truly checks all the boxes: immaculate condition (never lived in!), modern finishes, functional layout, prime SW Calgary location, and significant appreciation potential in booming Belmont. A sound investment with builder's warranty

included—don't miss this must-see opportunity! Book your exclusive showing today!