



GRASSROOTS
REALTY GROUP

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**101, 135 Belmont Passage SW
Calgary, Alberta**

MLS # A2256976



\$489,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,723 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 279
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Quartz Counters		

Inclusions: n/a

Experience elevated living in this TRUMAN-built 3-bedroom, 2.5-bathroom home, perfectly located in the highly sought-after community of Walden. Set on a desirable pie-shaped lot, this residence offers the ideal balance of style, space, and functionality—just moments from parks, scenic pathways, and convenient shopping. Step inside to discover a bright, open-concept main floor thoughtfully designed for both everyday living and effortless entertaining. The chef-inspired kitchen is a true centerpiece, featuring full-height custom cabinetry with soft-close doors and drawers, elegant quartz countertops, premium stainless steel appliances, and a spacious walk-in pantry. The adjoining dining area flows seamlessly into the great room, where a striking fireplace and expansive windows create a warm, inviting atmosphere. Upstairs, the primary suite is a private retreat, complete with a sophisticated tray ceiling, a luxurious 5-piece ensuite with dual vanities, a freestanding soaker tub, and a fully tiled shower, as well as a generous walk-in closet. Two additional oversized bedrooms, a stylish 4-piece bathroom, a versatile bonus room, and a convenient upper-level laundry space provide comfort and practicality for the entire household. The separate side entrance leads to an unfinished basement, offering endless possibilities for future development—whether you envision a legal suite, home gym, or entertainment space. With its rare pie-shaped lot offering a larger backyard—perfect for entertaining, relaxing, or creating your dream outdoor oasis—this TRUMAN home truly stands out. Elegant design, thoughtful upgrades, and a location that blends tranquility with connectivity make this Walden residence an opportunity you won't want to miss.

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