



**GRASSROOTS**  
REALTY GROUP

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107, 63 Belmont Passage SW  
Calgary, Alberta

MLS # A2260353



**\$417,000**

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,149 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters		
Inclusions:	N/A		

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This two-storey home features an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen features stainless steel appliances and a large island with quartz countertops. Upstairs, you'll find two bedrooms, each with its own ensuite bathroom and ample closet space. A laundry area is also located on the upper floor. With superior insulation, constructed with enhanced insulation that exceeds current building code standards. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV). Photos are representative.