



**142 Belmont Passage SW  
Calgary, Alberta**

**MLS # A2292575**



**\$854,800**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,062 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 142 Belmont Passage SW, a beautifully designed brand-new two-storey home by Trico Homes located in the growing southwest community of Belmont. Thoughtfully crafted with modern finishes, a functional open-concept layout, and a fully finished legal basement suite, this home offers exceptional flexibility for families, investors, or those seeking multi-generational living. The main level welcomes you with high ceilings and durable engineered hardwood flooring, creating a bright and inviting atmosphere throughout the open floor plan. The spacious living room features a stylish electric fireplace, adding warmth and character to the main gathering space. The contemporary kitchen is designed for both everyday convenience and entertaining, showcasing quartz countertops, a large kitchen island with breakfast bar seating, sleek cabinetry, and modern appliances. The adjoining dining area provides ample space for family meals or hosting friends. Step outside to the rear deck with BBQ gas line, perfect for outdoor dining and summer gatherings. Upstairs, the home continues to impress with thoughtfully designed living spaces. The primary bedroom retreat offers a relaxing sanctuary complete with a walk-in closet and private ensuite featuring a double vanity and soaking tub. Additional bedrooms provide comfortable accommodation for family members or guests, while convenient upper-level laundry enhances everyday functionality. One of the standout features of this home is the fully finished legal basement suite with separate entrance, providing excellent potential for rental income or extended family living. The additional living space increases the home's versatility and long-term value. Additional highlights include closet organizers, quartz counters throughout, an open-concept design, and a double attached garage with parking for

multiple vehicles. The property also includes a \$1,000 landscaping certificate, helping you complete the outdoor space to your liking. Situated in the family-friendly community of Belmont, residents enjoy access to parks, playgrounds, walking and biking paths, nearby schools, and convenient shopping options. The community's location provides easy access to major roadways, making commuting throughout Calgary simple while maintaining a quiet suburban atmosphere. With modern design, a legal suite, and an excellent location, 142 Belmont Passage SW presents an outstanding opportunity to own a new home with built-in investment potential.