



**111, 63 Belmont Passage SW
Calgary, Alberta**

MLS # A2300319



\$389,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,235 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: n/a

Welcome to the Ambrosia by Avalon Master Builder, a stunning 2-bedroom, 2.5-bathroom two-story townhome designed for modern living. This home features open-concept living with a spacious kitchen island, perfect for entertaining, and Luxury Vinyl Plank (LVP) flooring throughout the main level and bathrooms. Each bedroom boasts its own private ensuite for added comfort and convenience, while the upper-floor laundry provides maximum functionality. Built for optimal energy efficiency, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency, and style. Photos are representative.