



**GRASSROOTS**  
REALTY GROUP

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**101, 63 Belmont Passage SW  
Calgary, Alberta**

**MLS # A2210488**



**\$465,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Empire is a spacious 3-bedroom, 2.5-bathroom corner townhome at ZEN Belmont in southwest Calgary designed for modern living. With extra windows for abundant natural light and built with extra insulation and a tight building envelope, it offers a more comfortable living experience year-round. At the heart of the Empire is a well-appointed kitchen with a central island and eating counter—perfect for casual meals or entertaining. The open-concept living and dining areas provide ample space for gathering, while the fenced backyard is ideal for family, friends, and pets. Upstairs, the bright and airy layout features a spacious primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom—ideal for a growing family, or friends and family visiting. It also includes convenient outdoor bike storage. With thoughtful design, high performance, and room to grow, the Empire is a townhome that fits your lifestyle. Photos are representative.