

305, 135 Belmont Passage SW  
Calgary, Alberta

MLS # A2242757



# \$489,900

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning, NEVER OCCUPIED townhome in the highly desirable, master-planned community of Belmont—offering the perfect blend of modern luxury, lock-and-leave convenience, and an exceptional value proposition highlighted by ultra-low condo fees of just \$274.20/month. Ideally located with quick access to Stoney Trail, top-rated schools, emerging commercial developments, and scenic walking paths, this pristine home also puts you just a short drive from Bragg Creek and Banff National Park escapes. This brand-new, move-in ready home features 4 bedrooms, 3 full bathrooms, and an attached double garage—perfect for hassle-free mornings. The versatile lower level includes a flexible fourth bedroom or office space (ideal for guests, home gym, or remote work) and garage access. Upstairs, the bright and airy main floor showcases a spacious open-concept layout flooded with natural light, featuring a chef-inspired kitchen with a huge central island, upgraded quartz countertops, premium stainless steel appliances, and generous living/dining areas flowing seamlessly onto a massive West-facing balcony—your perfect spot to enjoy those beautiful evening sunsets. A convenient 2-piece bathroom completes this level. Walk up to the upper level featuring a private primary suite with a spacious walk-in closet and 4-piece ensuite, two additional well-sized bedrooms, a full 4-piece bathroom, and upstairs laundry for ultimate convenience. Your guests will enjoy the ample visitor parking, street parking, and a beautifully maintained central courtyard within the complex. This home truly checks all the boxes: immaculate condition (never lived in!), modern finishes, functional layout, prime SW Calgary location, and significant appreciation potential in booming Belmont. A sound investment with builder's warranty

included&mdash;don't miss this must-see opportunity! Book your exclusive showing today!