

**142 Belmont Passage SW  
Calgary, Alberta**

**MLS # A2276433**

# \$819,800



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Oxford II in Belmont offers 2,067 sq. ft. of expertly designed living space with 3 bedrooms, 2.5 bathrooms, 2 additional bedrooms in the basement, and a double attached garage. The open-concept main floor includes a modern kitchen with large island, stainless-steel appliances, and ample cabinetry, flowing into a bright living and dining area ideal for entertaining or family living. Upstairs, the spacious primary bedroom features a walk-in closet and ensuite. Two additional bedrooms, a full bath, a central bonus room, and upstairs laundry provide functionality and comfort. Built green with energy-efficient systems, high-performance insulation, and durable finishes for long-term savings. Enjoy the convenience of an attached garage and thoughtful design throughout. Located in the vibrant community of Belmont, with parks, pathways, and future schools nearby. Photos are representative.