

**1005, 135 Belmont Passage SW  
Calgary, Alberta**

**MLS # A2294054**



**\$499,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<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>	No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to a Modern 4-Bedroom Townhome in Belmont &dash; Stylish & Functional Living, Welcome to this beautifully designed ALMOST BRAND NEW 4-bedroom townhouse in the vibrant community of Belmont, SW Calgary&dash;one of the area's most sought-after neighborhoods. Thoughtfully crafted for modern living, this home blends style, comfort, and functionality, making it an excellent choice for families, professionals, and investors alike. Prime Location & Convenience: Nestled in a peaceful yet well-connected community Easy access to major roadways and transit options Thoughtfully Designed Layout: Ground Floor: A versatile bedroom/home office/guest suite to fit your lifestyle needs Attached Double Garage: Secure parking & extra storage for year-round convenience Second Floor: A bright and open living space with large windows bringing in natural light Stylish Kitchen: Full-height cabinetry, quartz countertops, stainless steel appliances & a spacious pantry Top Floor: &bull; Primary Suite with a walk-in closet & private 4-piece ensuite &bull; Two Additional Bedrooms & a full bathroom for family or guests &bull; Convenient Upstairs Laundry Room for effortless living With high-end finishes, durable vinyl plank flooring, and a smartly designed layout, this townhome is the perfect blend of elegance and practicality. Don't miss this opportunity to own a stunning home in a rapidly growing community! \*\*Virtual photos shows for presentation purposes only\*\*