

# \$490,000 - 145 Belmont Passage Sw, Calgary

MLS® #A2208157

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 17th & SUNDAY MAY 18TH 12pm-5pm!\*\*** This 3-bedroom + den, 2.5-bathroom Brand New townhome in Belmont offers an ideal balance of space, functionality, and future valueâ€™perfect for first-time buyers or families looking to upsize or start a family! The open-concept layout provides flexible living space, while the double car garage and street-facing private entrance enhance both convenience, curb appeal and you arenâ€™t starting at neighbours so close. Additional street parking adds everyday practicality for multi-vehicle households or visiting guests. The bedroom and laundry layout upstairs make cleaning that much easier. The kitchen layout with a large island for entertainment and cooking prep is perfect for families. Located in a thoughtfully planned and rapidly growing community, this home is close to new schools, parks, shopping, and future LRT accessâ€™positioning it as a smart long-term investment. Donâ€™t miss your opportunity to secure a move-in-ready home in one of Calgaryâ€™s newest and most promising neighborhoods. Schedule your private tour today.

Built in 2025

## Essential Information

MLS® # A2208157

Price \$490,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	145 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 0X0

### Amenities

Amenities	Other, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	68
Zoning	M-G

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.