

# \$519,900 - 406, 135 Belmont Passage Sw, Calgary

MLS® #A2220400

**\$519,900**

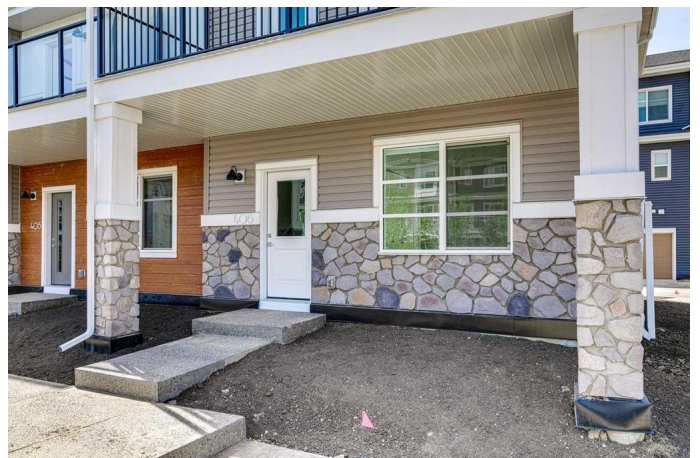
4 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

OPEN HOUSE Friday May 16, 5:00 - 7:00 PM

4-Bedroom Townhome in Sought-After Belmont Community. Welcome to this stunning new townhome in the highly desirable community of Belmont—offering the perfect blend of comfort, convenience, and lifestyle. Ideally located with quick access to Stoney Trail, top-rated schools, new commercial developments, and scenic walking paths, this home also puts you just a short drive away from Bragg Creek and Banff National Park. This stylish home features 4 bedrooms, 2.5 bathrooms, and an attached double garage, perfect for hassle-free winter mornings. The lower floor includes a versatile bedroom or office space, ideal for remote work or guest use. Upstairs, the bright and airy second floor showcases an open-concept layout with large windows, a spacious kitchen with a central island, upgraded quartz countertops, stainless steel appliances, and generous dining and living areas. Step out onto the massive west-facing balcony, the perfect spot to enjoy warm evening sunsets. A convenient 2-piece powder room completes this level. The third floor hosts the primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms, a full 4-piece bathroom, and upstairs laundry for added convenience. Additional features include ample visitor parking, street parking, and a beautifully maintained central courtyard within the complex. This is a home that truly checks all the boxes—modern, functional, and move-in



ready. A must-see”book your showing today!

Built in 2023

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2220400      |
| Price          | \$519,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,722         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 406, 135 Belmont Passage Sw |
| Subdivision | Belmont                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 5X4                     |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |

Basement                      None

**Exterior**

Exterior Features      Balcony  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 12th, 2025  
Days on Market        80  
Zoning                    M-G

**Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.