

# \$494,900 - 906, 135 Belmont Passage Sw, Calgary

MLS® #A2218279

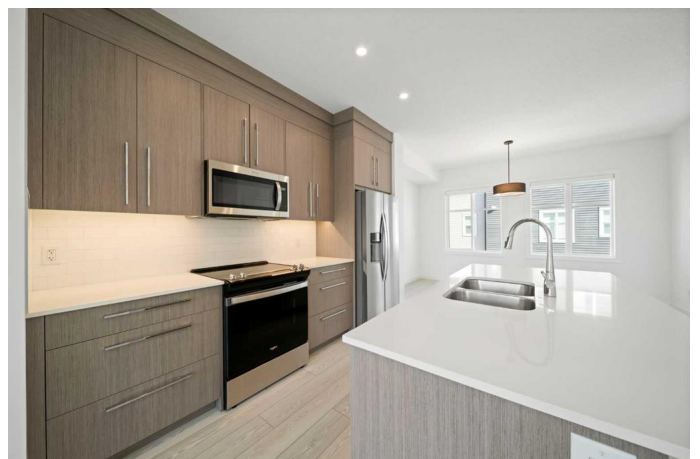
**\$494,900**

4 Bedroom, 3.00 Bathroom, 1,469 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to your BRAND NEW 4 BEDROOM 2.5 BATHROOM home with DOUBLE ATTACHED GARAGE in Belmont. \*\* CLICK ON MOVIE REEL ICON ABOVE FOR VIDEO AND 3D ICON FOR VIRTUAL TOUR. \*\*. A Perfect Family-Friendly Townhouse in a gorgeous NEW COMPLEX. This home, built by Truman, has everything you could need. The main floor is an open concept dream, perfect for spending quality time together or hosting friends. Youâ€™ll love the spacious living area, the bright and airy kitchen, and the spacious dedicated dining space. Your Gorgeous Kitchen & Living Area offers brand-new, modern stainless steel appliances, soft-close cabinets, and a built-in pantry, youâ€™ve got everything you need for cooking up delicious meals. The white quartz island is not only stunning but also perfect as a breakfast bar â€“ great for quick family meals before heading out the door. Natural light floods the entire space, making it bright and welcoming. Step outside to a massive sunny south balcony that overlooks the peaceful and well-appointed courtyard, the perfect place for enjoying a cup of coffee in the morning. The lower level of this home offers tons of flexibility. Youâ€™ll find a spacious bedroom thatâ€™s perfect for guests, or if you work from home, it could easily double as your home office. Imagine meeting clients in a quiet, dedicated space without disturbing the rest of the family upstairs. The double attached heated garage provides access to



the back lane for easy in-and-out convenience. Not to mention, thereâ€™s plenty of storage in a nook under the stairs, so you can keep everything neat and tidy. Rest Easy in Your Master Suite - Upstairs, youâ€™ll find the master bedroom, complete with raised ceilings, a gorgeous en suite, and a huge walk-in closet. Thereâ€™s plenty of room for all your things. Two more well-sized bedrooms are just down the hall, perfect for the kids or guests. Plus, thereâ€™s another full bathroom and â€“ bonus â€“ the washer and dryer are conveniently located on the UPPER LEVEL, so no more running up and down the stairs to do laundry! Living in Belmont means youâ€™re part of a brand-new, thriving community. Youâ€™re just a short walk to bus stops, parks, and community spaces â€“ perfect for weekend strolls or getting to know your neighbours.

Built in 2025

**Essential Information**

MLS® #	A2218279
Price	\$494,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,469
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	906, 135 Belmont Passage Sw
Subdivision	Belmont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5X4

### Amenities

Amenities	Parking, Trash, Visitor Parking, Gazebo, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	35
Zoning	M-G

### Listing Details

Listing Office	Charles
----------------	---------

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.