

# \$465,900 - 101, 63 Belmont Passage Sw, Calgary

MLS® #A2210488

**\$465,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

The Empire is a spacious 3-bedroom, 2.5-bathroom corner townhome at ZEN Belmont in southwest Calgary designed for modern living. With extra windows for abundant natural light and built with extra insulation and a tight building envelope, it offers a more comfortable living experience year-round. At the heart of the Empire is a well-appointed kitchen with a central island and eating counter—perfect for casual meals or entertaining. The open-concept living and dining areas provide ample space for gathering, while the fenced backyard is ideal for family, friends, and pets. Upstairs, the bright and airy layout features a spacious primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom—ideal for a growing family, or friends and family visiting. It also includes convenient outdoor bike storage. With thoughtful design, high performance, and room to grow, the Empire is a townhome that fits your lifestyle. Photos are representative.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2210488  |
| Price     | \$465,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,480         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 101, 63 Belmont Passage Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X4H7                     |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer                                     |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Basement          | None                                                                                        |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance          |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 70               |
| Zoning         | TBD              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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