$489,900 - 305, 135 Belmont Passage Sw, Calgary

MLS® #A2242757

$489,900
4 Bedroom, 3.00 Bathroom, 1,644 sqft
Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to this stunning, NEVER OCCUPIED townhome in the highly desirable, master-planned community of Belmontâ€”offering the perfect blend of modern luxury, lock-and-leave convenience, and an exceptional value proposition highlighted by ultra-low condo fees of just $274.20/month. Ideally located with quick access to Stoney Trail, top-rated schools, emerging commercial developments, and scenic walking paths, this pristine home also puts you just a short drive from Bragg Creek and Banff National Park escapes. This brand-new, move-in ready home features 4 bedrooms, 3 full bathrooms, and an attached double garageâ€”perfect for hassle-free mornings. The versatile lower level includes a flexible fourth bedroom or office space (ideal for guests, home gym, or remote work) and garage access. Upstairs, the bright and airy main floor showcases a spacious open-concept layout flooded with natural light, featuring a chef-inspired kitchen with a huge central island, upgraded quartz countertops, premium stainless steel appliances, and generous living/dining areas flowing seamlessly onto a massive West-facing balconyâ€”your perfect spot to enjoy those beautiful evening sunsets . A convenient 2-piece bathroom completes this level. Walk up to the upper level featuring a private primary suite with a spacious walk-in closet and 4-piece ensuite, two additional well-sized bedrooms, a full 4-piece bathroom, and

upstairs laundry for ultimate convenience. Your guests will enjoy the ample visitor parking, street parking, and a beautifully maintained central courtyard within the complex. This home truly checks all the boxes: immaculate condition (never lived in!), modern finishes, functional layout, prime SW Calgary location, and significant appreciation potential in booming Belmont. A sound investment with builder's warranty includedâ€”don't miss this must-see opportunity! Book your exclusive showing today!

Built in 2025

Essential Information

MLS® #	A2242757
Price	$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	305, 135 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5X4

Amenities

Amenities	Picnic Area, Snow Removal, Visitor Parking, Gazebo, Playground

Parking Spaces	2
Parking	Additional Parking, Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	M-G

Listing Details

Listing Office	LPT Realty

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