\$417,000 - 107, 63 Belmont Passage Sw, Calgary

MLS® #A2209728

\$417,000

2 Bedroom, 3.00 Bathroom, 1,149 sqft Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This spacious two-storey home boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areasâ€"ideal for both daily living and entertaining. The kitchen features sleek stainless steel appliances and a large island with elegant quartz countertops. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom and ample closet space, providing both comfort and privacy. A convenient laundry area is also located on the upper floor. With superior insulation, built to 2030 and beyond building code, this home offers enhanced durability, warmth, and quietness compared to traditionally built homes. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV) to improve indoor air quality. Embrace the perfect combination of comfort, modern living, and a community-focused lifestyle in Belmont! Photos are representative.







Built in 2025

Essential Information

MLS® # A2209728 Price \$417,000

Bedrooms 2
Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,149 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 107, 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 Kitchen Island, Stone Counters, Low Flow Plumbing Fixtures, Recessed

Lighting

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Electric Range,

Washer

Heating Forced Air, Natural Gas, Heat Pump

Cooling Other
Basement None

Exterior

Exterior Features Private Entrance, Storage

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Days on Market 132 Zoning TBD

Listing Details

Listing Office Bode Platform Inc.

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