

# \$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 Belmont—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 garage—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 balcony—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, Playground, Snow Removal, Visitor Parking, Gazebo |
|-----------|----------------------------------------------------------------|

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

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Smart Home         |
| 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 |
|----------------|------------|

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.