

\$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

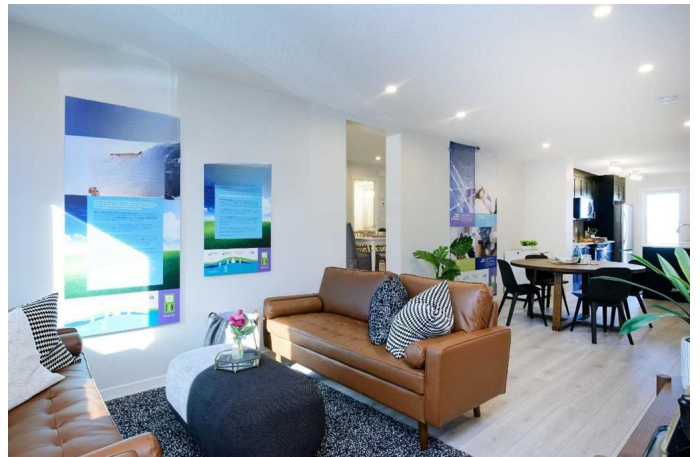
Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This spacious two-storey home boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for both daily living and entertaining. The kitchen features sleek stainless steel appliances 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! Avalon Master Builder is extending free GST on this listing to all buyers so that everyone can benefit. 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, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Heat Pump, Natural Gas |
| Cooling | Other |
| Basement | None |

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025
Days on Market 118
Zoning TBD

Listing Details

Listing Office Bode Platform Inc.

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