

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

MLS® #A2260353

\$417,000

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

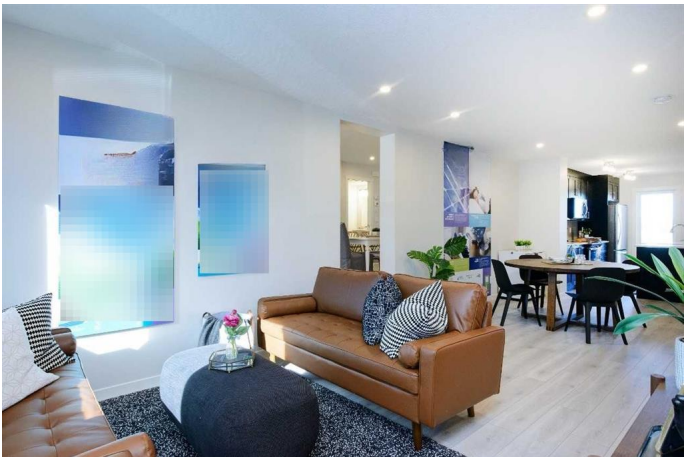
Belmont, Calgary, Alberta

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This two-storey home features an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen features stainless steel appliances and a large island with quartz countertops. Upstairs, you'll find two bedrooms, each with its own ensuite bathroom and ample closet space. A laundry area is also located on the upper floor. With superior insulation, constructed with enhanced insulation that exceeds current building code standards. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV). Photos are representative.

Built in 2025

Essential Information

MLS® #	A2260353
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, Natural Gas, Heat Pump
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	September 26th, 2025
Days on Market	10
Zoning	TBD

Listing Details

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

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 MLS® , Multiple Listing Service® 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.