

# \$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

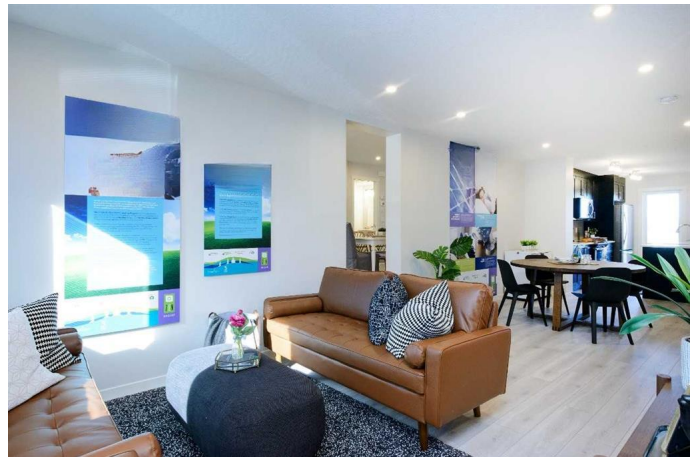
Belmont, Calgary, Alberta

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! 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, Washer, Electric Range
Heating	Forced Air, Natural Gas, Heat Pump
Cooling	Other
Basement	None

### Exterior

Exterior Features	Storage, Private Entrance
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	135
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 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.