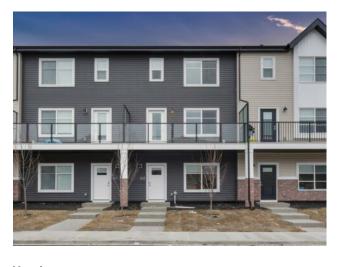
ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

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145 Belmont Passage SW Calgary, Alberta

MLS # A2208157



\$492,500

Division:	Belmont				
Type:	Residential/Four Plex				
Style:	3 (or more) Storey				
Size:	1,673 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.00 Acre				
Lot Feat:	See Remarks				

	0 (1) 10 1		
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Vaulted Ceiling(s)

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 17th & SUNDAY MAY 18TH 12pm-5pm! This 3-bedroom + den, 2.5-bathroom Brand New townhome in Belmont offers an ideal balance of space, functionality, and future value—perfect for first-time buyers or families looking to upsize or start a family! The open-concept layout provides flexible living space, while the double car garage and street-facing private entrance enhance both convenience, curb appeal and you aren't starting at neighbours so close. Additional street parking adds everyday practicality for multi-vehicle households or visiting guests. The bedroom and laundry layout upstairs make cleaning that much easier. The kitchen layout with a large island for entertainment and cooking prep is perfect for families. Located in a thoughtfully planned and rapidly growing community, this home is close to new schools, parks, shopping, and future LRT access—positioning it as a smart long-term investment. Don't miss your opportunity to secure a move-in-ready home in one of Calgary's newest and most promising neighborhoods. Schedule your private tour today.