



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 BELMONT Passage, Calgary T2X 4N4**

MLS® #: **A2142037**      Area: **Belmont**      Listing Date: **06/18/24**      List Price: **\$754,950**  
 Status: **Active**      County: **Calgary**      Change: **-\$6k, 26-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,595 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,939**  
 Low Sqft:  
 Ttl Sqft: **1,939**

DOM

**90**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Interior Lot,No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 15`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`0"</b>

**Bonus Room  
Laundry**

**Upper  
Upper**

**13`9" x 13`1"  
6`11" x 9`7"**

**4pc Bathroom**

**Upper**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2310745**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Belmont - 138 Belmont Passage SW: Welcome to this Alston model built by Shane Homes featuring 1,939 sq ft, 3 bedrooms, 2.5 bathrooms and an attached double car garage. The spacious main floor layout features 9' ceilings throughout, a spacious kitchen with a central island providing seating, stainless steel appliances and corner walk-in pantry; breakfast nook with door to access the backyard which backs onto a walk-in path/green belt; living room and 2 pc powder room. The upper level features a primary bedroom with a walk-in closet, 4 pc ensuite with dual sinks, separate shower and toilet with door; 2 additional good-sized bedrooms - each with walk-in closets; central bonus room, 4 pc main bathroom, separate laundry room with additional shelves for linen storage. The lower level basement remains unspoiled with bathroom rough-in. This home is located in the community of Belmont which offers many future amenities including the extension of the LRT Red Line, schools, and public library. It is a short commute to Macleod Trail, Stoney Trail, Spruce Meadows, Shawnessy Shopping Centre, and much more! Call for more info! \*\*photos from other Alston builds by Shane Homes\*\***

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**