



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 BELMONT Passage, Calgary T2X 5S7**

MLS® #: **A2172606**      Area: **Belmont**      Listing Date: **10/13/24**      List Price: **\$709,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,369 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,911**  
 Low Sqft:  
 Ttl Sqft: **1,911**

DOM

**16**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 11`1"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`4" x 5`9"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`10" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 12`1"</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`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`9" x 13`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`11" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2312134**

Remarks

Pub Rmks: **open house oct 20 12-2pm Nestled in the desirable Belmont community, this brandnew stunning 3-bedroom, 2.5-bathroom home backs onto a serene green belt. With an attached double garage and modern finishes, this exceptional property is ideal for those seeking style and convenience. The bright and airy open concept floor plan is enhanced by luxury vinyl plank flooring. The gourmet kitchen features stainless steel appliances, a large island, and a walk-through pantry—perfect for any home chef. The breakfast nook with sliding patio doors leads directly to the backyard, and the cozy living room, with a side wall window, invites ample natural light. A convenient 2-piece bathroom completes the main floor. Upstairs, the spacious primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite bathroom. The two additional bedrooms offer generous space, each with their own walk-in closets, along with a second 4-piece bathroom. The central bonus room is perfect for family relaxation, and the laundry room with a linen closet adds even more functionality. The 9 feet high ceiling with seperate side entrance undeveloped basement is a blank canvas, ready for your personal touch and creative vision. Belmont is a new, master-planned community in Southwest Calgary, offering quick access to parks, green spaces, schools, and shopping. You'll enjoy easy access to Macleod Trail and Stoney Trail, with Somerset/Bridlewood LRT station just a 5-minute drive away. A future LRT station is planned to be just 500 metres from Belmont Street, making commuting a breeze. You're also conveniently located near Sobeys's, Shoppers Drug Mart, and various restaurants and shops within minutes. Shawnessy Village Shopping Centre is just a 10-minute drive away. Call or click today for your private viewing of this fantastic Belmont home!**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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









