



THE
A-TEAM

**RE/MAX
FIRST**

135 BELMONT Passage #801, Calgary T2X 4N4

MLS® #: **A2188255** Area: **Belmont** Listing Date: **01/16/25** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **191,771 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,721**
 Low Sqft:
 Ttl Sqft: **1,721**

DOM

6
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**
Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator**
 Int Feat: **Breakfast Bar, Pantry, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Second	15`0" x 11`8"	Kitchen	Second	13`6" x 12`11"
Dining Room	Second	13`6" x 8`3"	Balcony	Second	19`11" x 6`8"
2pc Bathroom	Second	9`5" x 9`11"	Bedroom - Primary	Third	13`0" x 12`2"
4pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	11`6" x 9`9"
Bedroom	Third	9`8" x 9`6"	4pc Bathroom	Third	
Laundry	Third		Bedroom	Main	9`9" x 9`1"

Legal/Tax/Financial

Condo Fee: **\$282** Title: **Fee Simple** Zoning: **M-G**
 Fee Freq:

Monthly

Legal Desc: 2411587

Remarks

Pub Rmks: **Introducing Briarfield, a stunning collection of expertly crafted 4-bedroom townhomes nestled in the rapidly growing, vibrant community of Belmont in southwest Calgary. With nearby playgrounds, scenic pathways, shopping, and the charm of a dynamic, growing neighborhood, Briarfield offers the perfect balance of convenience and community. Designed for modern living, these townhomes offer a spacious layout with 4 bedrooms, 2.5 stylish bathrooms, and an attached double heated garage - everything you need for comfort, convenience, and style. The main floor features a versatile Bedroom, perfect for guests, a home office, or a private retreat. The interior is finished to the highest standard, with luxurious vinyl plank flooring flowing seamlessly throughout the open living spaces. High ceilings add to the bright and airy atmosphere, creating a welcoming environment in every room. The Gourmet Kitchen is both functional and beautiful, featuring full-height cabinetry, soft-close drawers, a sleek stainless steel appliance package, and a spacious pantry for all your culinary needs. Elegant Quartz countertops surround the eat-up bar, creating the ideal spot for casual dining or entertaining guests. Upstairs, the Primary Bedroom is a true retreat, offering a walk-in closet and a luxurious 4-piece ensuite - your perfect sanctuary to relax and unwind. Two additional bedrooms, a 4-piece main bathroom, and upper-floor laundry complete the second level, providing convenience and comfort for the entire family. This move-in-ready home is designed for those who seek the perfect balance of quality, convenience, and modern living. With Truman, you're not just purchasing a home—you're investing in a lifestyle. Don't miss your opportunity to Live Better!**

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





