



THE
A-TEAM

**RE/MAX
FIRST**

135 BELMONT Passage #1002, Calgary T2X 4N4

MLS® #: **A2188391** Area: **Belmont** Listing Date: **01/17/25** List Price: **\$489,900**
 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: **1,669**
 Low Sqft:
 Ttl Sqft: **1,669**

DOM

5
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, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings**
 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	14`11" x 11`9"	Kitchen	Second	13`6" x 13`0"
Dining Room	Second	13`6" x 8`3"	Balcony	Second	19`5" x 6`8"
2pc Bathroom	Second	0`0" x 0`0"	Bedroom - Primary	Third	10`10" x 11`11"
4pc Ensuite bath	Third	0`0" x 0`0"	Bedroom	Third	10`0" x 9`5"
Bedroom	Third	9`5" x 10`10"	4pc Bathroom	Third	
Laundry	Third		Bedroom	Third	9`9" x 9`1"

Legal/Tax/Financial

Condo Fee: **\$274** Title: **Fee Simple** Zoning: **M-G**
 Fee Freq:

Monthly

Legal Desc: 2411587

Remarks

Pub Rmks: **Introducing Briarfield, an exclusive collection of expertly designed 4-bedroom townhomes, perfectly positioned in the rapidly growing and vibrant community of Belmont in southwest Calgary. If you're searching for the perfect blend of convenience, style, and contemporary comfort, look no further. These townhomes offer not just exceptional design, but a lifestyle immersed in a neighborhood that's both dynamic and welcoming. Belmont is a community on the rise—nestled just moments from everything you need. From nearby playgrounds and scenic pathways to easy access to shopping, dining, and more, Belmont offers the ideal location for families and professionals alike. With future amenities like a City of Calgary Recreation Centre, libraries, schools, and even an LRT stop coming soon, it's easy to see why so many are choosing to make Belmont their home. Briarfield presents the perfect opportunity to embrace the vibrant energy of this thriving community, all while enjoying a level of comfort and luxury that you deserve. These spacious townhomes are designed with family living in mind, offering 4 generously sized bedrooms and 2.5 bathrooms—perfect for today's busy lifestyles. An attached double heated garage ensures ample space for your vehicles and gear, adding extra convenience in Calgary's changing weather. The main floor features a versatile fourth bedroom that can easily serve as a home office, guest room, or quiet retreat—providing the flexibility to meet your needs. With high-end finishes throughout, including luxurious vinyl plank flooring that flows effortlessly across the open living spaces, this home exudes elegance. High ceilings add to the feeling of openness, making each room feel bright and airy. The Kitchen is designed to impress. Featuring full-height cabinetry, soft-close drawers, and stainless steel appliances, it's a chef's dream. The spacious pantry provides ample storage, while the Quartz countertops around the eat-up bar offer the perfect spot to unwind, entertain guests, or simply enjoy a casual meal. Upstairs, the Primary Bedroom becomes your personal sanctuary, complete with a walk-in closet and a luxurious 4-piece ensuite—everything you need to relax after a long day. Two additional well-sized bedrooms, a 4-piece main bathroom, and convenient upper-floor laundry complete the second level, ensuring ease and comfort for your entire family. Briarfield isn't just a home—it's a lifestyle. It's your chance to be part of Belmont, a community that's evolving rapidly, yet retains its warmth and charm. Don't miss the opportunity to live in one of Calgary's most sought-after neighborhoods—Briarfield is move-in ready and waiting for you. Live Better. Live Truman. *Photo Gallery of similar unit***

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





