

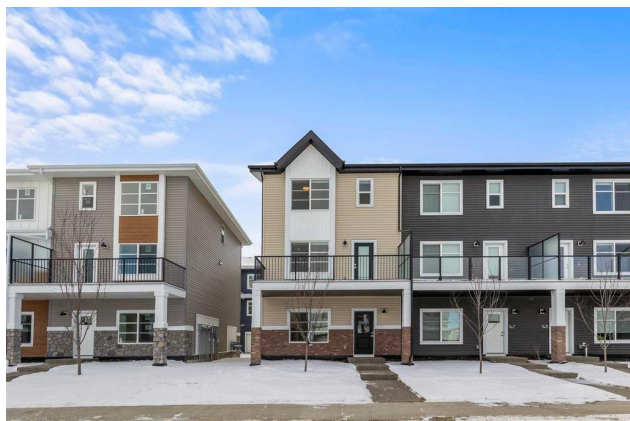


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 BELMONT Passage, Calgary T2X 5X4**

MLS® #: **A2193462**      Area: **Belmont**      Listing Date: **02/08/25**      List Price: **\$545,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,615**  
 Low Sqft:  
 Ttl Sqft: **1,615**

DOM

**14**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 9`1"	Dining Room	Second	13`6" x 8`4"
Kitchen	Second	15`5" x 13`1"	Living Room	Second	19`3" x 11`7"
Bedroom	Third	9`6" x 12`3"	Bedroom	Third	9`4" x 12`3"
Bedroom - Primary	Third	10`11" x 14`11"	4pc Bathroom	Third	5`6" x 7`10"
4pc Ensuite bath	Third	7`10" x 4`11"	2pc Bathroom	Second	5`3" x 8`11"

Legal/Tax/Financial

Condo Fee:  
**\$278**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2412120**

Remarks

Pub Rmks: **Welcome to this beautifully designed brand-new 4-bedroom, 2.5-bathroom townhouse in the vibrant, family-friendly community of Belmont. Featuring a spacious open-concept layout, this end unit is filled with natural light from extra windows and tons modern finishes. The gourmet kitchen boasts sleek quartz countertops, stainless steel appliances, and ample storage, while the double garage provides secure parking and extra space. Upstairs, you'll find three generous bedrooms, perfect for families or guests. Fourth bedroom is on the main floor-ideal for home office. Located in a welcoming neighborhood with parks, walking trails, and playgrounds, this home is also close to shopping, dining, schools, and major roadways, making your commute a breeze. Move-in ready and packed with upgrades, this is an incredible opportunity to own a modern home in one of Belmont's most desirable areas. Contact us today to book a private viewing!**

Inclusions:  
Property Listed By: **n/a**  
**CIR Realty**

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













