



THE
A-TEAM

**RE/MAX
FIRST**

63 BELMONT Passage #113, Calgary T2X4H7

MLS® #: **A2197133** Area: **Belmont** Listing Date: **02/25/25** List Price: **\$452,000**
 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: **1,589**
 Low Sqft:
 Ttl Sqft: **1,589**

DOM

0

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped,Low Maintenance Landscape**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Heat Pump,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Condo Fee: **\$429**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **TBD**

Legal Desc: **TBD**

Remarks

Pub Rmks: **The Empire is a spacious 3-bedroom, 2.5-bathroom corner townhome designed for modern living. With extra windows for abundant natural light, this CHBA Net Zero**

Ready home will be built to the highest efficiency standards—offering superior comfort, air quality, and even temperatures year-round, saving you money on your utilities year-round. At the heart of the Empire is a well-appointed kitchen with a central island and eating counter, perfect for casual meals or entertaining. The open-concept living and dining areas provide ample space for gathering, while outside, a fenced backyard is ideal for family, friends, and pets. Upstairs, the bright and airy layout includes a spacious primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and another full bathroom—perfect for growing families or guests. With thoughtful design, high performance, and room to grow, the Empire is where comfort meets sustainability. Photos are representative.

Inclusions:

Air Source Heat Pump

Property Listed By:

Bode

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



