

# \$417,000 - 107, 63 Belmont Passage Sw, Calgary

MLS® #A2260353

## \$417,000

2 Bedroom, 3.00 Bathroom, 1,149 sqft  
Residential on 0.00 Acres

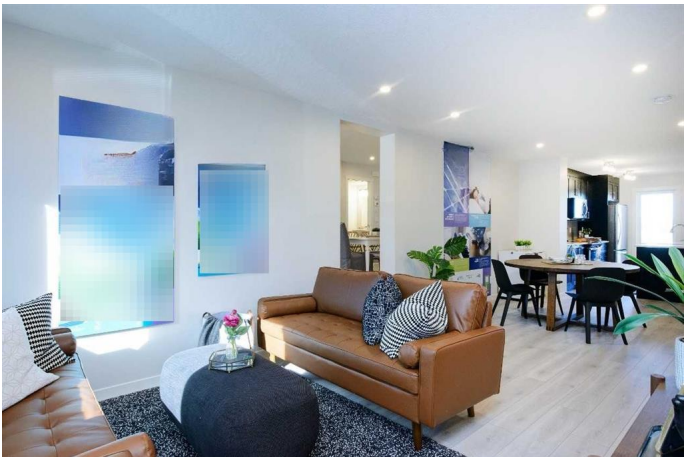
Belmont, Calgary, Alberta

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This two-storey home features an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen features stainless steel appliances and a large island with quartz countertops. Upstairs, you'll find two bedrooms, each with its own ensuite bathroom and ample closet space. A laundry area is also located on the upper floor. With superior insulation, constructed with enhanced insulation that exceeds current building code standards. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV). Photos are representative.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260353      |
| Price          | \$417,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,149         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 107, 63 Belmont Passage Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X4H7                     |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Recessed Lighting, Stone Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas, Heat Pump                                            |
| Cooling           | Other                                                                         |
| Basement          | None                                                                          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 4                    |
| Zoning         | TBD                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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