

**157 Belmont Passage SW
Calgary, Alberta**

MLS # A2222269



\$525,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,672 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stunning 1,700 sq ft townhome offering the perfect blend of comfort, style and convenience. This spacious 4-bedroom, 2.5 bathroom home features a rare main floor bedroom with large windows and a full closet, ideal for guests, a home office or multi-generational living. Step into the beautifully appointed kitchen, showcasing ceiling height cabinets, stainless steel appliances and a layout that seamlessly connects to the open-concept living and dining areas, perfect for entertaining. Upstairs, you will find three generously sized bedrooms, including a luxurious master suite with an ensuite bathroom and walk in closet. An additional full bathroom, upper level laundry and a good-sized balcony enhance both comfort and practicality. Enjoy the convenience of an attached double car garage and the benefit of being minutes away from major amenities, shopping, dining, schools, parks and transit. Whether you are a growing family or a savvy investor, this home offers exceptional value and versatility. Do not miss out book your private showing today!