

\$489,900 - 307, 135 Belmont Passage Sw, Calgary

MLS® #A2228916

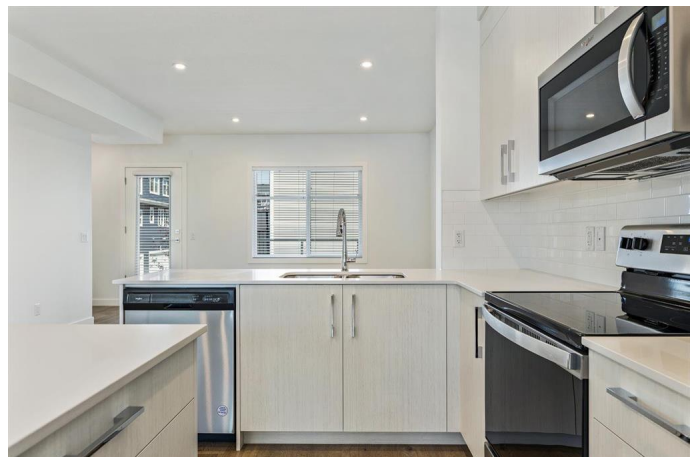
\$489,900

4 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Explore Briarfield, an exclusive collection of 4-bedroom townhomes, located in the vibrant Belmont community of southwest Calgary. If you're looking for the perfect blend of modern elegance, comfort, and convenience, Briarfield offers an exceptional living experience. These townhomes not only feature refined design but also provide an elevated lifestyle in a dynamic, welcoming neighbourhood. Belmont is a community on the rise, ideally positioned just moments away from all the essentials. With nearby playgrounds, scenic pathways, and easy access to shopping, dining, and more, it's the ideal location for both families and professionals. Briarfield offers a unique opportunity to immerse yourself in this flourishing community, while enjoying the luxury and comfort you deserve. These spacious townhomes are thoughtfully crafted with family living in mind. Featuring 4 generously sized bedrooms and 2.5 bathrooms, they are the perfect fit for today's busy lifestyle. The attached, double heated garage provides plenty of space for your vehicles and gear, offering added convenience for Calgary's ever-changing weather. The main floor includes a versatile fourth bedroom, which can easily serve as a home office, guest room, or peaceful retreat, giving you the flexibility to meet your unique needs. Inside, high-end finishes elevate every room, with luxurious vinyl plank flooring flowing effortlessly through the open-concept living spaces. High ceilings



enhance the sense of openness, creating a bright, airy atmosphere that complements the townhome’s contemporary design. The chef-inspired kitchen is built to impress, featuring full-height cabinetry, soft-close drawers, and sleek stainless steel appliances. A generous pantry provides additional storage, while Quartz countertops and an eat-up bar create the perfect space for casual meals, entertaining, or unwinding after a busy day. Upstairs, the primary bedroom serves as a true sanctuary, complete with a spacious walk-in closet and a luxurious 4-piece ensuite—your personal retreat to relax and recharge. Two additional well-sized bedrooms, a 4-piece main bathroom, and convenient upper-level laundry ensure that comfort and practicality are prioritized for the entire family. Briarfield is more than just a home; it’s a lifestyle. It’s your chance to be a part of Belmont, one of Calgary's fastest-growing neighborhoods, where modern living harmonizes with community charm. Briarfield is move-in ready and waiting for you to make it your own. Live Better. Live Truman. *Photo Gallery or Similar Unit

Built in 2023

Essential Information

MLS® #	A2228916
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Active

Community Information

Address	307, 135 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N4

Amenities

Amenities	Visitor Parking, Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	60
Zoning	M-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.