

# \$389,000 - 111, 63 Belmont Passage Sw, Calgary

MLS® #A2265020

## \$389,000

2 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

Welcome to the Ambrosia by Avalon Master Builder, a stunning 2-bedroom, 2.5-bathroom two-story townhome designed for modern living. This home features open-concept living with a spacious kitchen island, perfect for entertaining, and Luxury Vinyl Plank (LVP) flooring throughout the main level and bathrooms. Each bedroom boasts its own private ensuite for added comfort and convenience, while the upper-floor laundry provides maximum functionality. Built for optimal energy efficiency, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency, and style. Photos are representative.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265020  |
| Price          | \$389,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,235     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 111, 63 Belmont Passage Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4H7                    |

### Amenities

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

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer            |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Basement          | None                                                                                   |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |
| Zoning         | TBD                |

### Listing Details

Listing Office

Bode Platform Inc.

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.