# \$249,900 - 114, 63 Belmont Passage Sw, Calgary

MLS® #A2264735

### \$249,900

1 Bedroom, 1.00 Bathroom, 615 sqft Residential on 0.00 Acres

Belmont, Calgary, Alberta

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Net Zero Ready standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.



#### **Essential Information**

MLS® # A2264735

Price \$249,900

Bedrooms 1

Bathrooms 1.00

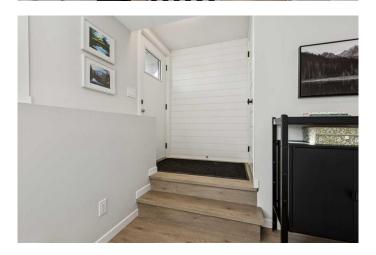
Full Baths 1

Square Footage 615

Acres 0.00







Year Built 2026

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 114, 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 Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard, Electric

Cooling None
Basement None

#### **Exterior**

Exterior Features Lighting, Private Entrance

Lot Description Low Maintenance Landscape, Underground Sprinklers

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 15th, 2025

Days on Market 16
Zoning TBD

## **Listing Details**

Listing Office Bode Platform Inc.

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