

780-380-6207  
meghan@meghanrobinson.net

302, 135 Belmont Passage SW  
Calgary, Alberta

MLS # A2217891



\$509,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Belmont                |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 3 (or more) Storey     |        |                  |
| Size:     | 1,665 sq.ft.           | Age:   | 2024 (1 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | -                      |        |                  |
| Lot Feat: | Back Lane              |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air                             | Water:     | -      |
| Floors:     | Vinyl Plank                            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                        | Condo Fee: | \$ 274 |
| Basement:   | None                                   | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame               | Zoning:    | M-G    |
| Foundation: | Poured Concrete                        | Utilities: | -      |
| Features:   | Breakfast Bar, Pantry, Quartz Counters |            |        |

Inclusions: n/a

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