

**107, 63 Belmont Passage SW**  
**Calgary, Alberta**

**MLS # A2209728**



**\$432,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 333
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, Recessed Lighting, Stone Counters		

**Inclusions:** N/A

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This spacious two-storey home boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for both daily living and entertaining. The kitchen features sleek stainless steel appliances and a large island with elegant quartz countertops. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom and ample closet space, providing both comfort and privacy. A convenient laundry area is also located on the upper floor. With superior insulation, built to 2030 and beyond building code, this home offers enhanced durability, warmth, and quietness compared to traditionally built homes. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV) to improve indoor air quality. Embrace the perfect combination of comfort, modern living, and a community-focused lifestyle in Belmont! Photos are representative.