

\$771,750 - 46 Belmont Passage Sw, Calgary

MLS® #A2114310

\$771,750

6 Bedroom, 4.00 Bathroom, 2,060 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

Belmont - 46 Belmont Passage: BUILD YOUR DREAM HOME in the popular new neighbourhood of Belmont. PRE-CONSTRUCTION OPPORTUNITY. This Alston model built by Shane Homes backs onto a green belt and features over 2,700 sqft of development, 4 + 2 bedrooms, 4 full bathrooms, and an attached double garage. The open main floor features 9'™ ceilings throughout, a spacious kitchen with a central island providing seating for 3, stainless steel appliances and a spice kitchen; a breakfast nook with access to the backyard; a living room with an electric fireplace and floating wood hearth or mantle; a lifestyle room which can be used as a main floor bedroom or den; 3 pc full bathroom with shower. The upgraded railing with iron spindles leads you to the upper level which features a spacious primary bedroom with a walk-in closet, 5 pc ensuite with dual sinks, soaker tub, separate shower and toilet with door; 2 additional good-sized bedrooms both with walk-in closets; a central bonus room, a 4 pc main bathroom, and a separate laundry room with additional shelves for linen storage. The fully developed lower level features a legal basement suite with 2 additional bedrooms. This home is located in the community of Belmont which offers many future amenities including the extension of the LRT Red Line, schools, and public library. It is a short commute to Macleod Trail, Stoney Trail, Spruce Meadows, Shawnessy Shopping Centre, and much more!



Built in 2024

Essential Information

MLS® #	A2114310
Price	\$771,750
Sold Price	\$853,566
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,060
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Greenbelt, Interior Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2024
Date Sold June 3rd, 2024
Days on Market 73
Zoning R-G
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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