

# \$807,250 - 150 Belmont Passage Sw, Calgary

MLS® #A2140141

## \$807,250

4 Bedroom, 3.00 Bathroom, 2,382 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

Belmont - 150 Belmont Passage SW: Under Construction Opportunity. Welcome to this Emerald Model built by Shane Homes backing onto a green belt with 2,382 sq ft, 4 bedrooms, 2.5 full bathrooms, and an attached double car garage. The open main floor features a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, island with seating, walk-through butler's pantry; breakfast nook with doors to the backyard, living room featuring an electric fireplace with floating hearth; lifestyle room and 2 pc powder room. The upper level features a primary bedroom at the rear of the home with walk-in closet and 5 pc ensuite with a separate soaker tub, walk-in shower, dual sinks, and separate toilet with door; 3 additional bedrooms - 2 bedrooms have walk-in closets; a large central bonus room, 4 pc main bathroom, and a separate laundry room with rough-in for sink. The lower level remains unspoiled with side entry, bathroom rough-in and sink rough-in. 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! Call for more info! \*\*photos from other Emerald builds by Shane Homes\*\*

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2140141    |
| Price          | \$807,250   |
| Sold Price     | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,382       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 150 Belmont Passage Sw |
| Subdivision | Belmont                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4N4                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Range Hood                         |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |

Basement                      Separate/Exterior Entry, Full, Unfinished

**Exterior**

Exterior Features   Private Yard

Lot Description        Backs on to Park/Green Space, Back Yard, Front Yard, Greenbelt, Interior Lot, No Neighbours Behind, Rectangular Lot

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 12th, 2024

Date Sold                October 26th, 2024

Days on Market        136

Zoning                   R-G

HOA Fees                0.00

**Listing Details**

Listing Office           RE/MAX Real Estate (Central)

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