

# \$452,000 - 116, 63 Belmont Passage Sw, Calgary

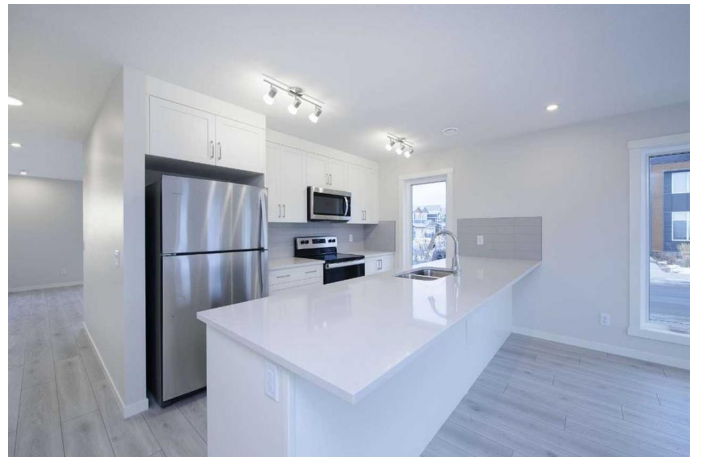
MLS® #A2197133

**\$452,000**

3 Bedroom, 3.00 Bathroom, 1,589 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

The Empire is a spacious 3-bedroom, 2.5-bathroom corner townhome designed for modern living. With extra windows for abundant natural light, this CHBA Net Zero Ready home will be built to the highest efficiency standards offering superior comfort, air quality, and even temperatures year-round, saving you money on your utilities year-round. At the heart of the Empire is a well-appointed kitchen with a central island and eating counter, perfect for casual meals or entertaining. The open-concept living and dining areas provide ample space for gathering, while outside, a fenced backyard is ideal for family, friends, and pets. Upstairs, the bright and airy layout includes a spacious primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and another full bathroom perfect for growing families or guests. With thoughtful design, high performance, and room to grow, the Empire is where comfort meets sustainability. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2197133
Price	\$452,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,589
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	116, 63 Belmont Passage Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4H7

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas, Heat Pump
Cooling	Other
Basement	None

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Corner Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 38

Zoning TBD

## **Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.