

# \$279,000 - 112, 63 Belmont Passage Sw, Calgary

MLS® #A2194181

**\$279,000**

1 Bedroom, 1.00 Bathroom, 535 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Net Zero Ready standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Avalon Master Builder is extending free GST on this listing to all buyers so that everyone can benefit. Photos are representative.

Built in 2026

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2194181      |
| Price          | \$279,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 535           |
| Acres          | 0.00          |
| Year Built     | 2026          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 112, 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 | Kitchen Island, Stone Counters, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range                                     |
| Heating           | Baseboard, Electric   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 134                 |
| Zoning         | M-1                 |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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