

# \$249,900 - 114, 63 Belmont Passage Sw, Calgary

MLS® #A2264735

## \$249,900

1 Bedroom, 1.00 Bathroom, 615 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. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2026



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264735  |
| Price          | \$249,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 615       |
| Acres          | 0.00      |

|            |               |
|------------|---------------|
| Year Built | 2026          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Townhouse     |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 114, 63 Belmont Passage Sw |
| Subdivision | Belmont                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 4H7                    |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting           |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Electric                                                         |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 25                 |
| Zoning         | TBD                |

### Listing Details

Listing Office                      Bode Platform Inc.

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