

161 Belmont Passage SW  
Calgary, Alberta

MLS # A2198007



**\$509,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Quartz Counters		

**Inclusions:** n/a

Briarfield—an exclusive collection of beautifully crafted 3-bedroom townhomes, perfectly nestled in the vibrant and rapidly growing community of Belmont, southwest Calgary. If you're in search of the ideal blend of convenience, style, and modern comfort, look no further. These townhomes offer more than just stunning design—they provide a lifestyle immersed in a welcoming neighborhood full of energy and opportunity. Belmont is a community on the rise, offering the perfect balance of tranquility and connectivity. Just minutes from everything you need, you'll enjoy easy access to playgrounds, scenic pathways, shopping, dining, and more. Whether you're a busy professional or a growing family, Belmont offers an exceptional location that brings the best of both worlds to your doorstep. Briarfield presents a golden opportunity to embrace the dynamic spirit of this thriving community, all while indulging in the comfort and luxury you deserve. These spacious townhomes are designed for modern living, offering 3 generously sized bedrooms and 2.5 bathrooms—perfectly suited for today's busy lifestyle. The attached double heated garage provides ample space for your vehicles and gear, ensuring maximum convenience no matter the weather. The main floor features a versatile flex room that can serve as a home office, guest room, or peaceful retreat—giving you the flexibility to meet your ever-changing needs. Inside, high-end finishes abound. Luxurious vinyl plank flooring flows seamlessly throughout the open living spaces, creating a sophisticated yet cozy atmosphere. High ceilings amplify the sense of space, making each room feel bright and airy. The kitchen is a chef's dream, with full-height cabinetry, soft-close drawers, and premium stainless steel appliances. A spacious pantry offers plentiful storage, while Quartz

countertops around the eat-up bar provide the perfect spot to relax, entertain, or enjoy a casual meal. Upstairs, the Primary Bedroom is your private sanctuary, complete with a walk-in closet and a spa-like 4-piece ensuite—ideal for unwinding after a busy day. Two additional spacious bedrooms, a 4-piece main bathroom, and convenient upper-level laundry round out this thoughtfully designed floor plan, ensuring comfort and convenience for everyone in the family. Briarfield isn't just a home—it's a lifestyle. It's your opportunity to be part of Belmont, a rapidly evolving community that still retains its warmth and charm. Don't miss out on the chance to live in one of Calgary's most desirable neighborhoods. Briarfield is move-in ready and waiting for you. Live Better. Live Truman. \*Photo Gallery or Similar Unit