

# \$809,800 - 126 Belmont Passage Sw, Calgary

MLS® #A2217310

**\$809,800**

5 Bedroom, 4.00 Bathroom, 2,067 sqft

Residential on 0.08 Acres

Belmont, Calgary, Alberta

The Oxford II in Belmont offers 2,067 sqft of expertly designed living space with 3 bedrooms, 2.5 bathrooms, 2 bedroom legal basement suite, and a double attached garage. The open-concept main floor includes a modern kitchen with large island, stainless-steel appliances, and ample cabinetry, flowing into a bright living and dining area ideal for entertaining or family living. Upstairs, the spacious primary suite features a walk-in closet and ensuite. Two additional bedrooms, a full bath, a central bonus room, and upstairs laundry provide functionality and comfort. Built green with energy-efficient systems, high-performance insulation, and durable finishes. Enjoy the convenience of an attached garage and thoughtful design throughout. Located in the vibrant community of Belmont, with parks, pathways, and future schools nearby. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217310  |
| Price          | \$809,800 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,067     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 126 Belmont Passage Sw |
| Subdivision | Belmont                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X4W2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Range                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Decorative, Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full, Suite                                                                                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 187           |
| Zoning         | R-G           |

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.