

# \$819,800 - 142 Belmont Passage Sw, Calgary

MLS® #A2240072

## \$819,800

5 Bedroom, 4.00 Bathroom, 2,067 sqft  
Residential on 0.08 Acres

Belmont, Calgary, Alberta

The Oxford II in Belmont offers 2,067 sq. ft. 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 for long-term savings. 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. Priced at \$824,900 (Includes GST) with quick possession available in September 2025. New-home warranty included. Photos are representative



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240072  |
| Price     | \$819,800 |
| 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     | 142 Belmont Passage Sw |
| Subdivision | Belmont                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T0L 0X0                |

### Amenities

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

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Electric Range, Microwave                                      |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Electric, Decorative                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Awning(s)       |
| Lot Description   | Street Lighting |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 100             |
| Zoning         | R-G             |

**Listing Details**

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

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