

# \$439,500 - 360 210 Avenue Sw, Calgary

MLS® #A2218996

**\$439,500**

2 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.02 Acres

Belmont, Calgary, Alberta

Impeccably maintained townhome in the impressive newer community of BELMONT. This home has everything! Featuring 2 PRIMARY bedrooms (each with their own full ensuite), a 2-car, ATTACHED, tandem GARAGE with high ceilings (ideal for extra storage) and a parking pad for a 3rd parking spot! Plus, tons of modern features, including: QUARTZ counters, VINYL PLANK flooring, stainless appliances (including a space saving FRENCH DOOR refrigerator with WATER dispenser) and a PANTRY! This lightly lived in home checks all the boxes and is ideally located close to Spruce Meadows, Sirocco Golf Club as well as plenty of shopping and entertainment. A future LRT station will be just 500 metres away from Belmont Street, between 194th and 210th Avenue and two schools are actively being built in the community. Seller's are flexible and are open to a quick or longer possession

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218996  |
| Price          | \$439,500 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,272     |



|            |               |
|------------|---------------|
| Acres      | 0.02          |
| Year Built | 2022          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 360 210 Avenue Sw |
| Subdivision | Belmont           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 4A5           |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | None, Snow Removal, Trash, Visitor Parking        |
| Parking Spaces | 3                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Tandem |
| # of Garages   | 2                                                 |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                     |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |
| Basement          | None                                                                                                                              |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                             |
| Lot Description   | Interior Lot, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete, Slab                                             |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 10th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 37  |
| Zoning         | M-G |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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