

**348 210 Avenue SW**  
**Calgary, Alberta**

**MLS # A2216069**



**\$475,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Paved,		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 259
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Presenting an exceptional townhome in the highly sought-after Belmont community, offering a coveted south-facing corner unit that floods the space with natural light and creates an airy, open atmosphere. This modern residence is designed for both practicality and elegance, with 1,472 sq. ft. of thoughtfully planned living space, ideal for both relaxation and entertaining. Upon entering the second floor, you'll immediately appreciate the meticulous craftsmanship throughout the home. The kitchen is a highlight, featuring sleek stainless steel appliances, a spacious walk-in pantry, and a seamless open-concept layout perfect for hosting guests and enjoying time with family. Step outside onto the large balcony, complete with a gas hookup for your BBQ, offering a fantastic spot to unwind and savor the outdoors. With three generously-sized bedrooms &mdash; two of which include walk-in closets &mdash; and two and a half bathrooms, this home offers abundant space for all. The bedrooms are bright and airy, while the bathrooms exude modern sophistication. A key feature of this property is the oversized double-attached tandem garage, providing ample space for vehicles and additional storage in the 10-foot utility room, ensuring your home stays organized and clutter-free. This townhome offers the perfect blend of style, convenience, and low-maintenance living, within a vibrant and thriving community.