

442 210 Avenue, Calgary T2X 4P2

MLS®#: **A2148203** Area: **Belmont** Listing Date: **07/12/24** List Price: **\$529,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **10 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,276**
 Low Sqft:
 Ttl Sqft: **1,276**

DOM
66
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **City Lot,Landscaped,Level**
 Park Feat: **Alley Access,Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Lower	8`7" x 5`5"	Furnace/Utility Room	Lower	6`11" x 3`1"
2pc Bathroom	Main	4`6" x 6`1"	Balcony	Main	18`7" x 5`6"
Dining Room	Main	13`8" x 7`6"	Kitchen	Main	12`2" x 10`11"
Living Room	Main	13`8" x 12`0"	3pc Ensuite bath	Upper	5`0" x 8`0"
4pc Bathroom	Upper	5`0" x 8`0"	Bedroom	Main	8`7" x 10`9"
Bedroom	Upper	8`5" x 8`3"	Bedroom - Primary	Upper	13`11" x 11`0"

Legal/Tax/Financial

Condo Fee:
\$212

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
Cal Zone S

Legal Desc: **1911946**

Remarks

Pub Rmks: **Welcome to this fabulous 3 bedroom 2.5 bathroom BRAND NEW Townhouse in Belmont, designed to meet the demands of modern life. Your new townhouse is a relaxing retreat where you can balance work, play, and social occasions while recharging and spending quality time with those who matter most. The design of Goodwin incorporates high-quality materials that are attractive, durable, and low-maintenance. Energy efficiency is a priority, with high-efficiency hot water tanks, gas furnaces, and LED lighting throughout to keep utility bills low. Modern appliances, including full-sized, front-loading washers and dryers, ensure your clothes are well cared for while conserving water and energy. Natural light fills the homes through an abundance of oversized windows, even in stairwells, and the main level features nine-foot ceilings for a spacious feel. Large balconies provide the perfect spot for entertaining friends and family with a barbecue. Practical features include insulated double-car garages and strategic underground drainage to prevent ice buildup in driveways. Goodwin offers spacious, open-concept townhomes with high-end finishes and modern appliances, all inspired by West Coast aesthetics and translated into contemporary prairie architecture. These homes are bright, modern, and inviting, suitable for families, young professionals, downsizers, and investors alike. Exclusive amenities include access to Goodwin's outdoor living space, complete with picnic tables, a fire pit, and a dog-friendly environment with a dedicated dog run. The community is conveniently surrounded by shopping, parks, recreation centers, schools, and much more. Don't miss the opportunity to experience the value, craftsmanship, and quality of life at Goodwin. Welcome to your new home!**

Inclusions: n/a
Property Listed By: **Keller Williams BOLD Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123