



THE
A-TEAM

**RE/MAX
FIRST**

446 210 AVE SW , Calgary T2X4P2

MLS® #: **A2157486**

Area: **Belmont**

Listing Date: **08/13/24**

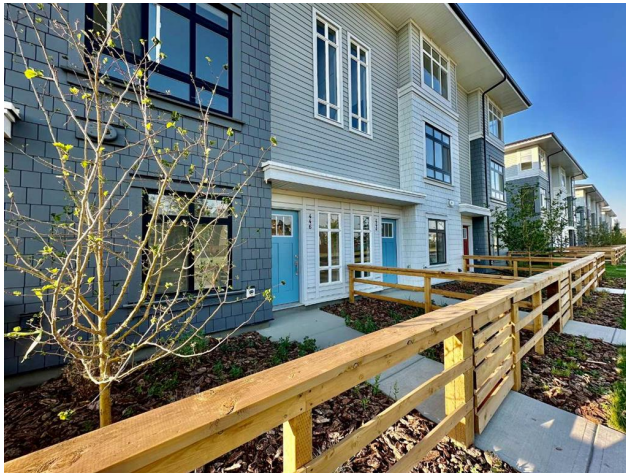
List Price: **\$519,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,300**
Low Sqft:
Ttl Sqft: **1,300**

DOM

36
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Lower	7`4" x 4`4"	Laundry	Lower	8`6" x 5`4"
Kitchen	Main	11`0" x 12`0"	Pantry	Main	4`9" x 4`0"
Dining Room	Main	8`3" x 13`5"	Living Room	Main	11`2" x 13`5"
Bedroom - Primary	Third	10`11" x 9`0"	Bedroom	Third	8`4" x 10`6"
Bedroom	Third	8`1" x 8`4"	Walk-In Closet	Third	6`0" x 4`4"

**3pc Ensuite bath
2pc Bathroom**

**Third
Main**

**0`0" x 0`0"
0`0" x 0`0"**

4pc Bathroom

Third

0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$203

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
res

Legal Desc: **1911946**

Remarks

Pub Rmks: **Welcome to Goodwin by Anthem in the brand-new master planned community of Belmont. Belmont is a quickly growing new family community and has been designed with tons of greenspace, walking paths and recreational activities. Unit 446 is a 3 story, 1300 sq ft Townhome unit with a double attached, insulated garage. On the ground floor you can walk in from the garage or through the front door to a large mudroom and laundry room with brand new washer and dryer. Walk up to the main floor which is a Modern, Bright and Spacious open floor plan. You will love the new home smell and large kitchen, dining area and living room as well as 2 piece powder room. The kitchen boasts brand new , stainless steel appliances. From the kitchen, you can relax and cool down on the large north facing balcony that also has a view to the west and gas line for the bbq. When you are ready to settle in for the evening, you can head up to the large pimary bedroom with walk in closet and 3 piece ensuite. The top floor also has 2 more bedrooms and a 4 piece bathroom for the kids to share. A perfect unit to grow your family - A must see (GST Included in the price)**

Inclusions:
Property Listed By: **na
TREC The Real Estate Company**

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

