



THE
A-TEAM

**RE/MAX
FIRST**

456 BELMONT Avenue, Calgary T2X4N2

MLS®#: **A2163891**

Area: **Belmont**

Listing Date: **09/08/24**

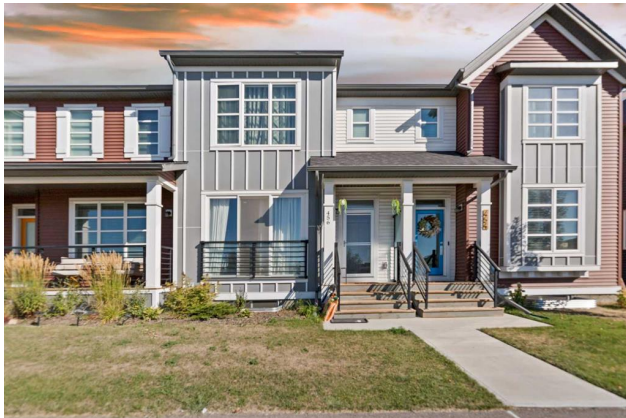
List Price: **\$499,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,308**

Low Sqft:

Ttl Sqft: **1,308**

Lot Information

Lot Sz Ar: **2,303 sqft**

Lot Shape:

DOM

11

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Playground**

Construction: **Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`6" x 10`10"
Bedroom	Upper	8`8" x 10`11"
3pc Bathroom	Upper	7`11" x 7`3"
Living Room	Main	14`0" x 11`11"
Dining Room	Main	14`11" x 8`11"

Room	Level	Dimensions
Bedroom	Upper	9`9" x 9`11"
3pc Ensuite bath	Upper	4`10" x 8`0"
2pc Bathroom	Main	5`0" x 4`10"
Kitchen	Main	13`1" x 11`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912050

Zoning:
R-2M

Remarks

Pub Rmks:

NO CONDO FEES. NO HOA FEES. 20 FEET WIDE. Welcome to this stunning 3-bedroom, open-concept townhouse located in the vibrant community of Belmont, SW Calgary. With no condo fees and no HOA fees, this home offers exceptional value and modern living. The main floor is beautifully finished with luxury vinyl plank flooring, adding both style and durability. The inviting main floor features a wide glass door entry, leading to a bright living room, dining area, and a well-appointed kitchen complete with a large island. The kitchen is equipped with stainless steel appliances, quartz countertops, and a convenient pantry perfect for storing spices and essentials. Enjoy outdoor living with a cozy deck, ideal for relaxation or entertaining. Upstairs, you'll find a spacious master bedroom with a private 3-piece ensuite bathroom, along with two additional bedrooms perfect for children or guests. A second 3-piece bathroom and separate Laundry adds convenience and comfort for the household. Belmont is a thriving and beautiful community, close to shopping plazas, the C-Train station, and offers easy access to both Macleod Trail and Stoney Trail for a seamless commute. Basement is unfinished with a rough-in plumbing for future bathroom. Rear gravel two car parking pad.

Inclusions:
Property Listed By:

None
CIR Realty

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



