



THE
A-TEAM

**RE/MAX
FIRST**

442 210 Avenue, Calgary T2X 4P2

MLS®#: **A2174277**

Area: **Belmont**

Listing Date: **10/20/24**

List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **+\$431k, 12-Nov**

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

33
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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
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
Laundry	Lower	8`7" x 5`5"
2pc Bathroom	Main	4`6" x 6`1"
Dining Room	Main	13`8" x 7`6"
Living Room	Main	13`8" x 12`0"
4pc Bathroom	Upper	5`0" x 8`0"
Bedroom	Upper	8`5" x 8`3"

Room	Level	Dimensions
Furnace/Utility Room	Lower	6`11" x 3`1"
Balcony	Main	18`7" x 5`6"
Kitchen	Main	12`2" x 10`11"
3pc Ensuite bath	Upper	5`0" x 8`0"
Bedroom	Main	8`7" x 10`9"
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 stunning, brand-new, 3-bedroom, 2.5-bathroom End Unit Townhouse in Belmont—a home thoughtfully designed for the modern lifestyle. Imagine a place where you can effortlessly balance work, relaxation, and social gatherings, all while enjoying quality time with the people who mean the most to you. Every detail has been crafted with care. High-quality, low-maintenance materials create a refined yet durable living space, while energy-efficient features like high-efficiency hot water tanks, gas furnaces, and LED lighting keep your utility costs in check. State-of-the-art appliances, including full-sized, front-loading washers and dryers, ensure your laundry is done with both ease and sustainability. Natural light flows generously through oversized windows—even illuminating stairwells—and the main level's nine-foot ceilings add to the airy, spacious feel. Step out onto the large balcony, the perfect spot to host barbecues or simply enjoy a quiet evening. Practical touches, such as insulated double-car garages and underground drainage, help prevent ice buildup, ensuring safety and convenience. The open-concept townhome exudes the essence of West Coast style, reimagined with contemporary prairie charm. Bright, modern, and inviting, they are ideal for families, young professionals, downsizers, and investors alike. You'll also enjoy exclusive access to Goodwin's outdoor amenities, featuring picnic tables, a cozy fire pit, and a dedicated dog run, making it a welcoming environment for pets too. Nestled in a community brimming with parks, shopping, recreation centers, and schools, Goodwin places everything you need right at your doorstep. Don't miss out on the chance to experience the exceptional quality and lifestyle that await you here.**

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

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







