



THE
A-TEAM

**RE/MAX
FIRST**

353 194 Avenue, Calgary T2X 4A6

MLS®#: **A2183996**

Area: **Belmont**

Listing Date: **12/18/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$26k, 15-Jan**

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: **1,661**
Low Sqft:
Ttl Sqft: **1,661**

DOM

35
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Granite**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Kitchen Island, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	13`3" x 12`11"
Bedroom	Third	13`1" x 8`5"
Kitchen	Second	11`8" x 8`11"
2pc Bathroom	Second	5`5" x 5`5"
4pc Ensuite bath	Third	10`6" x 5`1"
Laundry	Third	4`9" x 2`11"

Room	Level	Dimensions
Bedroom	Third	11`0" x 8`11"
Living Room	Second	14`0" x 13`5"
Dining Room	Second	11`9" x 9`6"
4pc Bathroom	Third	8`2" x 5`5"
Den	Lower	10`0" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1912050**

Remarks

Pub Rmks: **"HUGE PRICE REDUCTION"Introducing a brand-new condo unit in the vibrant community of Belmont. This modern 3-story home features a versatile den/office on the main floor, perfect for working from home. The second floor boasts a well-appointed kitchen with a walkout deck, a spacious living room, and a convenient 2-piece bathroom. On the third floor, you'll find 3 bedrooms, with the two bedrooms sharing a 4-piece bathroom. The primary bedroom includes a luxurious 4-piece ensuite for added comfort and privacy. All five condo units will be sold before the show home.Pick any out of five they are all same. Future amenities in the area will include a City of Calgary Rec Centre, a library, two schools, and a future LRT stop, enhancing convenience and lifestyle. Don't miss your chance to own in this exciting new community in Belmont. Schedule a viewing today!**

Inclusions:
Property Listed By: **N/A**
SkaiRise Realty

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







