



THE
A-TEAM

**RE/MAX
FIRST**

376 210 Avenue, Calgary T2X 4A5

MLS®#: **A2186247**

Area: **Belmont**

Listing Date: **01/09/25**

List Price: **\$450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,087 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached,Tandem**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`3" x 8`8"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living/Dining Room Combination	Main	28`3" x 9`0"
Bedroom - Primary	Upper	10`2" x 10`11"
Bedroom	Upper	10`1" x 11`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$218

Fee Simple
Fee Freq:
Monthly

M-G

Legal Desc: 1911893

Remarks

Pub Rmks: **Welcome home! This wonderful townhouse shows pride in ownership. Large South facing windows, allows maximum sun shine into the house. The Avenue Model built by award wining StreetSide Developments, has luxury vinyl plank flooring, and upgraded kitchen with quartz counter tops and soft closing cabinets. 2 large bedrooms upstairs with full ensuite bathrooms. Tandem double garage with storage. Spruce Meadows, the Sirocco Golf Club, Superstore, Walmart, Landmark Cinemas and much more are all within a quick drive. A future LRT station is planned just 500 meters away from Belmont Street and two dedicated school sites are already planned for the community. You will love living at the Belwood Park in the new family friendly community of Belmont!**

Inclusions: N/A
Property Listed By: MaxWell Capital Realty

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







