### ROBERT HART MOORE grassroots realty group

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## 360 210 Avenue SW Calgary, Alberta

#### MLS # A2218996



## \$439,500

Division:	Belmont				
Туре:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,272 sq.ft.	Age:	2022 (3 yrs old)		
Beds:	2	Baths:	2 full / 1 half		
Garage:	Concrete Driveway, Double Garage Attached, Tandem				
Lot Size:	0.02 Acre				
Lot Feat:	Interior Lot, Landscaped, Rectangular Lot, Underground Sprinkler				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete, Slab	Utilities:	-
<b>F</b>			

Features: Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Remote Control(s), Mail Key(s), Unit Key(s)

OPEN HOUSE this SATURDAY, JUNE 7th, 2-4pm. Impeccably maintained townhome in the impressive newer community of BELMONT. This home has everything! Featuring 2 PRIMARY bedrooms (each with their own full ensuite), a 2-car, ATTACHED, tandem GARAGE with high ceilings (ideal for extra storage) and a parking pad for a 3rd parking spot! Plus, tons of modern features, including: QUARTZ counters, VINYL PLANK flooring, stainless appliances (including a space saving FRENCH DOOR refrigerator with WATER dispenser) and a PANTRY! This lightly lived in home checks all the boxes and is ideally located close to Spruce Meadows, Sirocco Golf Club as well as plenty of shopping and entertainment. A future LRT station will be just 500 metres away from Belmont Street, between 194th and 210th Avenue and two schools are actively being built in the community. Book your private showing today!