

# \$445,000 - 376 210 Avenue Sw, Calgary

MLS® #A2212073

**\$445,000**

2 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.02 Acres

Belmont, Calgary, Alberta

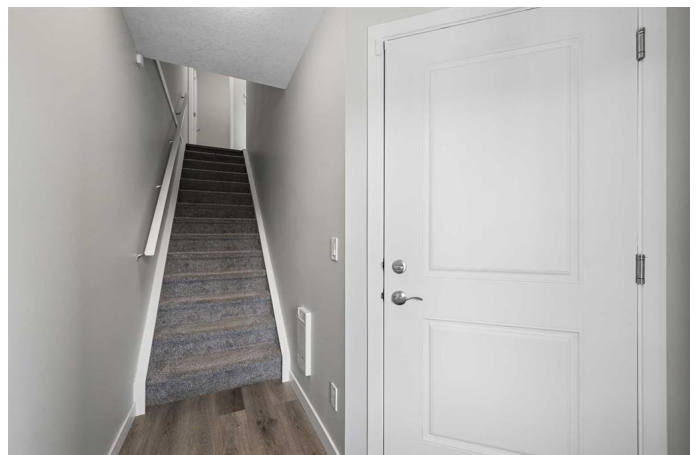
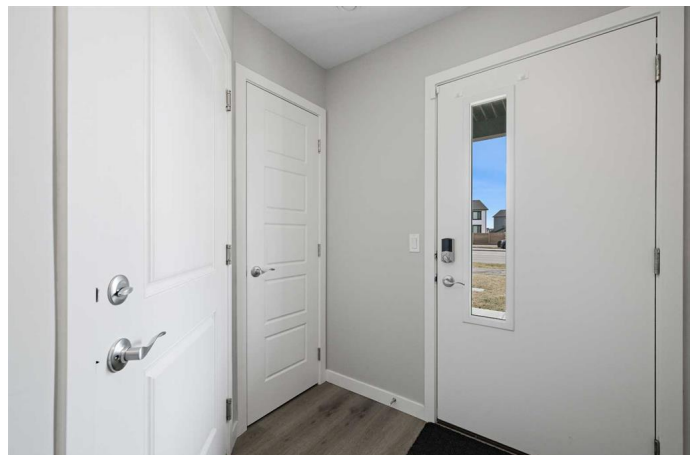
This beautifully designed townhouse offers the perfect blend of functionality and style, ideal for both everyday living and entertaining. Bright and welcoming, the home is filled with natural light thanks to large south-facing windows that bathe the space in sunshine.

At the heart of the main floor is the upgraded kitchen, featuring quartz countertops, stainless steel appliances, soft-close cabinetry, and a peninsula island that's perfect for casual breakfasts or evening drinks with friends. Luxury vinyl plank flooring paired with plush carpeting enhances the modern, high-end feel throughout.

Upstairs, you'll find two spacious bedrooms, each with its own private ensuite, offering comfort and privacy for every resident. The tandem double garage provides ample room for parking and additional storage.

Located in the vibrant and growing community of Belmont, this home is just a short drive from Spruce Meadows, Sirocco Golf Club, Superstore, Walmart, Landmark Cinemas, and more. A future LRT station is planned only 500 meters from Belmont Street, and the community already has two dedicated school sites in development.

Welcome to Belwood Park—your ideal home in Belmont, a family-friendly neighborhood designed for convenience and connection.



Built in 2021

## Essential Information

MLS® #	A2212073
Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	376 210 Avenue Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A5

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Quartz Counters, Vinyl Windows
Appliances	Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	90
Zoning	M-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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