

**358 210 Avenue SW
Calgary, Alberta**

MLS # A2212538



\$445,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,288 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this stylish and thoughtfully designed townhouse in the heart of Belmont—where comfort meets modern living. Bright and airy, the space is filled with natural light from large south-facing windows that create a warm, inviting atmosphere throughout the day. The main floor centers around a beautifully upgraded kitchen, complete with quartz countertops, sleek stainless steel appliances, soft-close cabinets, and a versatile island—perfect for casual meals or catching up with friends over drinks. Luxury vinyl plank flooring combined with cozy carpeting brings a polished yet comfortable feel to every room. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite bathroom, giving everyone their own private retreat. The tandem double garage offers plenty of space for vehicles and extra storage. Set in the vibrant, up-and-coming community of Belmont, this home is just minutes from local favorites like Spruce Meadows, Sirocco Golf Club, Superstore, Walmart, Landmark Cinemas, and more. With a future LRT station planned just 500 meters away and two school sites already in development, convenience and connection are right outside your door. Welcome to Belwood Park—where lifestyle and location come together perfectly.