# \$485,000 - 348 210 Avenue Sw, Calgary

MLS® #A2216069

## \$485,000

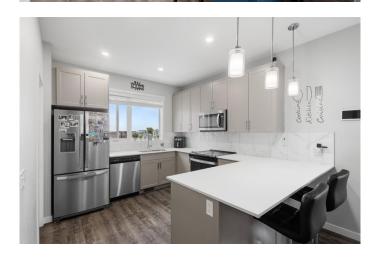
3 Bedroom, 3.00 Bathroom, 1,472 sqft Residential on 0.05 Acres

Belmont, Calgary, Alberta

Presenting an exceptional townhome in the highly sought-after Belmont community. offering a coveted south-facing corner unit that floods the space with natural light and creates an airy, open atmosphere. This modern residence is designed for both practicality and elegance, with 1,472 sq. ft. of thoughtfully planned living space, ideal for both relaxation and entertaining. Upon entering the second floor, you'll immediately appreciate the meticulous craftsmanship throughout the home. The kitchen is a highlight, featuring sleek stainless steel appliances, a spacious walk-in pantry, and a seamless open-concept layout perfect for hosting guests and enjoying time with family. Step outside onto the large balcony, complete with a gas hookup for your BBQ, offering a fantastic spot to unwind and savor the outdoors. With three generously-sized bedrooms â€" two of which include walk-in closets â€" and two and a half bathrooms, this home offers abundant space for all. The bedrooms are bright and airy, while the bathrooms exude modern sophistication. A key feature of this property is the oversized double-attached tandem garage, providing ample space for vehicles and additional storage in the 10-foot utility room, ensuring your home stays organized and clutter-free. This townhome offers the perfect blend of style, convenience, and low-maintenance living, within a vibrant and thriving community.







#### **Essential Information**

MLS® # A2216069 Price \$485,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,472 Acres 0.05 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 348 210 Avenue Sw

Subdivision Belmont
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4A5

## **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached, Garage Door Opener, Insulated, Paved,

Tandem, Driveway

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Microwave, Washer

Heating Forced Air, Natural Gas

Cooling None Basement None

## **Exterior**

Exterior Features Balcony, Lighting, Playground

Lot Description Landscaped

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 30th, 2025

Days on Market 3

Zoning M-G

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.