



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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360 210 Avenue SW
Calgary, Alberta

MLS # A2218996



\$429,900

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:	-
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)		

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. Seller's are flexible and are open to a quick or longer possession