

# \$484,900 - 368 210 Avenue Sw, Calgary

MLS® #A2205868

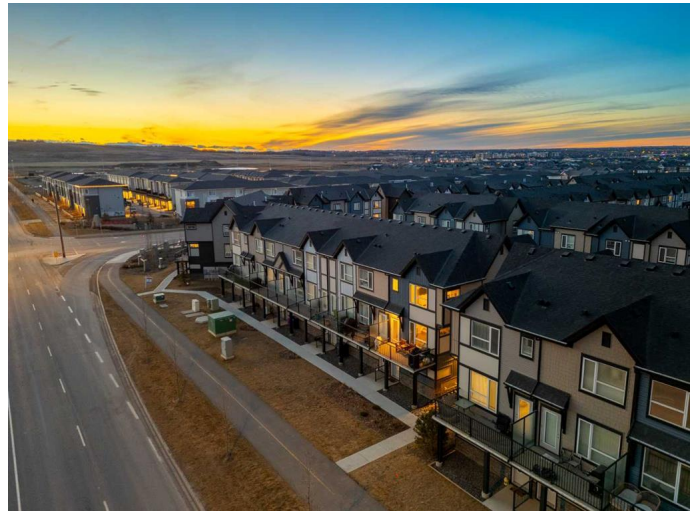
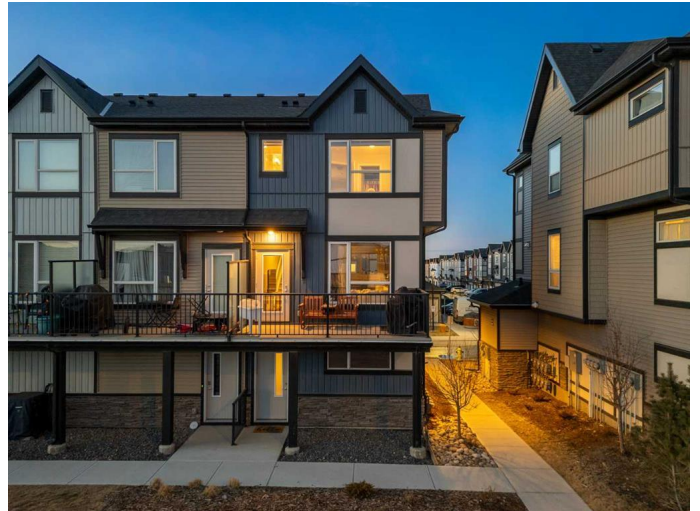
**\$484,900**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.00 Acres

Belmont, Calgary, Alberta

Quintessential in design, this three-storey townhome is one you can only dream of! A contemporary masterpiece, boasting show-home worthy finishes and over 1500 square feet of living space - in a desirable end unit configuration. From the moment you walk in you will be captivated by the opulent finishes and premium selections offered in this home. The formal entryway welcomes you with beautiful vinyl plank flooring and 9' foot ceilings. Ascend the stairs and into your open concept design which seamlessly transitions from room to room, making entertaining effortless. You will love the plethora of natural light offered in this townhome, as end units are the only units in the complex with windows on three sides of the residence. The kitchen is striking with cabinetry coloured in Marine Blue Denim complimented by Carrera details and brushed gold accents, an extraordinary combination. The kitchen has extended 42" cabinets, quartz countertops, under cabinet lighting and a top-tier appliance package. This culinary retreat features a beautiful peninsula island with sitting room for four that is adorned with designer lighting. A walk-in pantry is a rare and welcomed feature. In addition to extra windows and width, end units allow central air-conditioning to be installed – an exclusive perk that is included in this gem. The dining area is centered around a striking chandelier – these premium light fixtures are a designer upgrade. The formal dining bridges together the kitchen and family room. The family room



is generous in size and opens on to your south facing balcony – an outdoor oasis with a natural gas line. Being the second storey, natural light floods this entire level! Finishing this floor is the powder room, ideally tucked away from the main living areas. The upper-level hosts three bedrooms – two with walk in closets! The primary bedroom has space for a king-sized bed and is adorned by a luxurious walk-in closet and three-piece spa. The spa features quartz countertops and an upgraded walk-in shower. The upstairs is completed by two more spacious bedrooms and an additional four-piece bath with quartz details and full-sized laundry. Moving back downstairs you can enjoy your double tandem garage with space for two vehicles and additional storage in the utility room that is 10 feet long! This townhome is situated on top of the garage – allowing your vehicles to be warm in the winter months. Built by the highly regarded Streetside Developments, this property shows like new and is still partially under new home warranty but has perks that are not offered by new builds such as no gst, premium upgrades and Hunter Douglas Blinds! Belmont is a coveted neighbourhood that is in close proximity to amenities, Spruce Meadows, five world class golf courses, a future LRT station and the community has two school sites preplanned. Perfect for those looking to right-size, this townhome has exceptional value and leaves nothing to be desired.

Built in 2021

### **Essential Information**

MLS® #	A2205868
Price	\$484,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,537
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	368 210 Avenue Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4A5

### **Amenities**

Amenities	Parking, Snow Removal, Visitor Parking, Other, Trash
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Tandem
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	22
Zoning	M-G

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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