

# \$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 – two of which include walk-in closets – 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.

Built in 2022



## 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, Driveway, Garage Door Opener, Insulated, Paved, Tandem |
| # 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 | 18               |
| Zoning         | M-G              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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