

352 BELMONT Avenue SW
Calgary, Alberta

MLS # A2298912



\$530,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this....NO CONDO FEE - END UNIT- 4 BEDROOMS - 3.5 BATH - PROFESSIONALLY FINISHED BASEMENT - DOUBLE DETACHED GARAGE MOVE-IN READY TOWNHOUSE!!! Located in Belmont, one of the newer sought-after SW communities, here is a reasonably-priced, bright & well-maintained home that is ideal for first time homebuyers, move-up buyers, downsizers or investors, alike. The spacious foyer leads onto a seamless open concept main floor with a very functional lay-out where you will find the living room, dining room, spacious kitchen with a quartz countertop eat-in area, stainless steel appliances and sufficient cabinets and pot drawers. On the upper level are the primary bedroom with a 3-piece bath and a walk-in-closet, 2 good-sized bedrooms, a 4-piece bath & the laundry room. The builder-finished basement has a rec/ multi-purpose room, a bedroom, a full bath and storage. There also is ample space for either a mini-garden, play area, BBQ and perhaps a future deck/patio in the fully-fenced backyard. To top it all, this home comes with double-detached garage, too. A future library and fieldhouse are just steps away and is conveniently located to nearby shopping, transit and schools. Come and view to appreciate and make it your next home.