

360 Belmont Avenue SW
Calgary, Alberta

MLS # A2255467



\$499,999

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE CANCELLED. Welcome to this stunning row townhouse in the desirable Belmont community, where modern living meets exceptional value! This charming home boasts no condo fees or HOA fees, making it an ideal choice for those seeking both freedom and affordability. Step inside to discover sublime finishes throughout, featuring elegant vinyl plank flooring that adds both warmth and durability. The stylish kitchen is a true highlight, showcasing exquisite quartz countertops and an open-concept layout that seamlessly connects to the spacious living area—perfect for entertaining family and friends. With **three** generously sized bedrooms and two and a half bathrooms, this townhouse provides ample space for family living or guests. The well-designed layout allows for comfortable daily routines and endless possibilities for personalization. Venture down to the basement, a blank canvas awaiting your creative designs, whether it's a cozy media room, a personal gym, or additional guest quarters. Outside, the backyard is a private oasis, fully fenced for added security and serenity. It features a large concrete patio, perfect for summer gatherings or peaceful mornings with a cup of coffee. There's also ample room for a double detached garage, with a gas line already installed for future use. This townhouse is ideally situated near shopping, making daily errands a breeze. Plus, Belmont has exciting future plans to develop schools and a large field house for sporting activities, enhancing the value of this vibrant community and ensuring a family-friendly environment. Don't miss your opportunity to own this exquisite townhouse in Belmont—where modern finishes, low-maintenance living, and community growth await! Schedule your viewing today and experience the best of contemporary living.