

# \$445,000 - 376 210 Avenue Sw, Calgary

MLS® #A2212073

**\$445,000**

2 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.02 Acres

Belmont, Calgary, Alberta

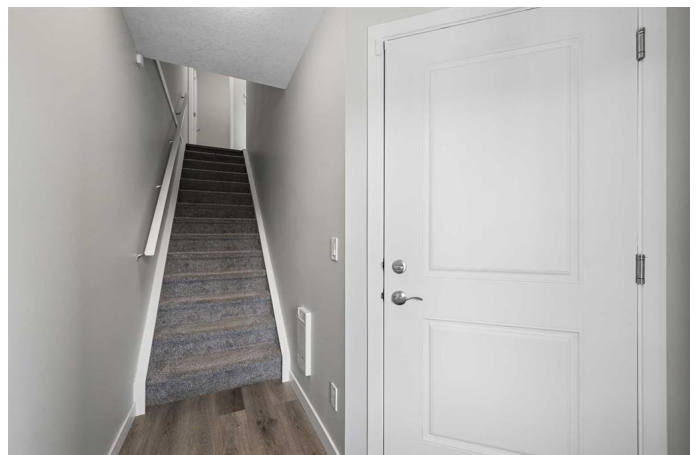
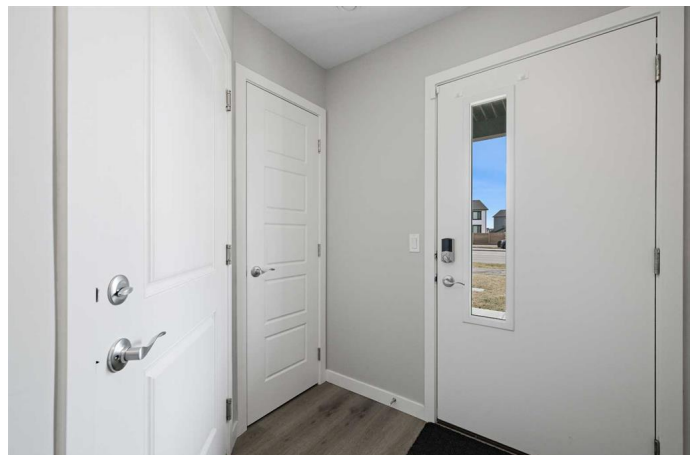
This beautifully designed townhouse offers the perfect blend of functionality and style, ideal for both everyday living and entertaining. Bright and welcoming, the home is filled with natural light thanks to large south-facing windows that bathe the space in sunshine.

At the heart of the main floor is the upgraded kitchen, featuring quartz countertops, stainless steel appliances, soft-close cabinetry, and a peninsula island thatâ€™s perfect for casual breakfasts or evening drinks with friends. Luxury vinyl plank flooring paired with plush carpeting enhances the modern, high-end feel throughout.

Upstairs, youâ€™ll find two spacious bedrooms, each with its own private ensuite, offering comfort and privacy for every resident. The tandem double garage provides ample room for parking and additional storage.

Located in the vibrant and growing community of Belmont, this home is just a short drive from Spruce Meadows, Sirocco Golf Club, Superstore, Walmart, Landmark Cinemas, and more. A future LRT station is planned only 500 meters from Belmont Street, and the community already has two dedicated school sites in development.

Welcome to Belwood Parkâ€”your ideal home in Belmont, a family-friendly neighborhood designed for convenience and connection.



Built in 2021

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212073      |
| Price          | \$445,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,273         |
| Acres          | 0.02          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 376 210 Avenue Sw |
| Subdivision | Belmont           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 4A5           |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Visitor Parking                |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters, Vinyl Windows   |
| Appliances        | Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Central   |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, BBQ gas line      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 53               |
| Zoning         | M-G              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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