

# \$475,000 - 348 210 Avenue Sw, Calgary

MLS® #A2216069

**\$475,000**

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	\$475,000
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	49
Zoning	M-G

**Listing Details**

Listing Office	CIR Realty
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