



## 446 210 Avenue Calgary Alberta

\$499,500

Welcome to your brand new 3-storey townhouse in the vibrant Belmont community! This home features 3 bedrooms, 2.5 bathrooms, and an open floor plan with 9 ft ceilings on the main floor. The upgraded kitchen is equipped with brand new stainless steel appliances, generous countertop, and a large pantry. Just off the kitchen, the north-facing balcony features a gas line, perfect for BBQs and outdoor dining. High-quality materials throughout the home offer a blend of style, durability, and low maintenance. You'll appreciate the convenience of a double insulated extended attached garage, along with two additional parking spaces on the driveway. The private fenced backyard expands your living space, offering a secure outdoor area that's perfect for gardening or simply enjoying the fresh air in a serene setting. The community offers current amenities including a playground, park, dog run, and picnic area. Looking ahead, future amenities will include a City of Calgary Recreation Centre, a library, two schools, and a new LRT stop. With convenient access to Macleod Trail, Stoney Trail, Somerset LRT, and shopping centres like Legacy Township and Shawnessy Village, everything you need is within a short distance of drive. For outdoor enthusiasts, Spruce Meadows, Sirocco Golf Club, Fish Creek Park, and Sikome Lake are all nearby. With immediate possession available and a new home warranty in place, this home is move-in ready and offers peace of mind for years to come! Please schedule a showing before it's gone. (id:6769)

2pc Bathroom 4.50 Ft x 6.17 Ft

Dining room 17.25 Ft x 7.83 Ft

Kitchen 12.08 Ft x 11.08 Ft

Living room 13.67 Ft x 11.50 Ft

Pantry 4.83 Ft x 4.00 Ft

3pc Bathroom 5.00 Ft x 8.08 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

Bedroom 8.50 Ft x 10.67 Ft

Bedroom 8.50 Ft x 8.25 Ft

Primary Bedroom 13.92 Ft x 11.00 Ft

Other 4.42 Ft x 5.92 Ft

Foyer 4.42 Ft x 7.42 Ft

Laundry room 8.58 Ft x 5.50 Ft

Furnace 6.83 Ft x 3.00 Ft

Listing Presented By:



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Homecare Realty Ltd.

<https://www.wonderlandrealty.ca/>

### RE/MAX Realty Professionals

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