



# 456 Belmont Avenue Calgary Alberta

\$499,999

NO CONDO FEES. NO HOA FEES. 20 FEET WIDE. Welcome to this stunning 3-bedroom, open-concept townhouse located in the vibrant community of Belmont, SW Calgary. With no condo fees and no HOA fees, this home offers exceptional value and modern living. The main floor is beautifully finished with luxury vinyl plank flooring, adding both style and durability. The inviting main floor features a wide glass door entry, leading to a bright living room, dining area, and a well-appointed kitchen complete with a large island. The kitchen is equipped with stainless steel appliances, quartz countertops, and a convenient pantry perfect for storing spices and essentials. Enjoy outdoor living with a cozy deck, ideal for relaxation or entertaining. Upstairs, you'll find a spacious master bedroom with a private 3-piece ensuite bathroom, along with two additional bedrooms perfect for children or guests. A second 3-piece bathroom and separate Laundry adds convenience and comfort for the household. Belmont is a thriving and beautiful community, close to shopping plazas, the C-Train station, and offers easy access to both Macleod Trail and Stoney Trail for a seamless commute. Basement is unfinished with a rough-in plumbing for future bathroom. Rear gravel two car parking pad. (id:6769)

2pc Bathroom 5.00 Ft x 4.83 Ft  
 Living room 14.00 Ft x 11.92 Ft  
 Kitchen 13.08 Ft x 11.08 Ft  
 Dining room 14.92 Ft x 8.92 Ft  
 Primary Bedroom 13.50 Ft x 10.83 Ft

Bedroom 9.75 Ft x 9.92 Ft  
 Bedroom 8.67 Ft x 10.92 Ft  
 3pc Bathroom 4.83 Ft x 8.00 Ft  
 3pc Bathroom 7.92 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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