



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

360 210 Avenue SW
Calgary, Alberta

MLS # A2248723



\$410,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,288 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to this stylish 2-bed, 2.5-bath townhome in the vibrant community of Belmont, where modern design meets functional living. Thoughtfully designed, this home features two primary suites, each with its own full ensuite. The open-concept main floor boasts soaring 9' ceilings, durable luxury vinyl plank flooring, and a bright, airy flow ideal for both relaxing evenings and lively gatherings. At the heart of the home, the kitchen offers sleek quartz countertops, a full pantry, and stainless steel appliances, including a French-door refrigerator with water dispenser. Whether you're hosting friends or enjoying a quiet morning coffee, this space is as functional as it is beautiful. Enjoy the convenience of a tandem attached 2-car garage with high ceilings for extra storage, plus a front driveway for a third parking spot. Outdoor living is just as inviting with a private balcony—perfect for summer BBQs or unwinding at the end of the day. Belmont is a growing, family-friendly community with exciting amenities on the horizon. Two schools are under construction, and a planned future LRT station will be within walking distance—offering quick, easy access across the city. You're also minutes from Spruce Meadows, Sirocco Golf Club, shopping, dining, and entertainment. Plus, the upcoming Belmont Fieldhouse and Library will bring a multi-sport indoor fieldhouse, a modern public library, and community gathering spaces right to your doorstep—making it even easier to stay active, connected, and engaged.