



GRASSROOTS
REALTY GROUP

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

442 Belmont Avenue SW
Calgary, Alberta

MLS # A2256320



\$499,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

This end unit townhouse in Belmont has a ton of space with over 1,400 sq. ft. plus a finished basement. In total, there are 4 bedrooms and 3.5 bathrooms, so there's room for everyone. On the main floor, you'll find vinyl plank flooring throughout, a bright living area, kitchen, dining space, and a handy half bath. Upstairs has 3 bedrooms, including a primary with its own 3-piece ensuite, another full bathroom, and laundry right where you need it. The finished basement adds even more living space with another bedroom, a full bathroom, and a rec area that works great as a family room, playroom, or office. Outside, there's a private yard and a rear parking pad. The home has been well cared for, and with no condo fees, it's easy to move in and just enjoy. Belmont is a growing community with parks, pathways, and quick access to shopping and major roads.