



**352 BELMONT Avenue SW**  
**Calgary, Alberta**

**MLS # A2298912**



**\$530,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

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

**Inclusions:** N/A

Welcome to this....NO CONDO FEE - END UNIT- 4 BEDROOMS - 3.5 BATH - PROFESSIONALLY FINISHED BASEMENT - DOUBLE DETACHED GARAGE MOVE-IN READY TOWNHOUSE!!! Located in Belmont, one of the newer sought-after SW communities, here is a reasonably-priced, bright & well-maintained home that is ideal for first time homebuyers, move-up buyers, downsizers or investors, alike. The spacious foyer leads onto a seamless open concept main floor with a very functional lay-out where you will find the living room, dining room, spacious kitchen with a quartz countertop eat-in area, stainless steel appliances and sufficient cabinets and pot drawers. On the upper level are the primary bedroom with a 3-piece bath and a walk-in-closet, 2 good-sized bedrooms, a 4-piece bath & the laundry room. The builder-finished basement has a rec/ multi-purpose room, a bedroom, a full bath and storage. There also is ample space for either a mini-garden, play area, BBQ and perhaps a future deck/patio in the fully-fenced backyard. To top it all, this home comes with double-detached garage, too. A future library and fieldhouse are just steps away and is conveniently located to nearby shopping, transit and schools. Come and view to appreciate and make it your next home.