



GRASSROOTS
REALTY GROUP

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353 194 Avenue SW
Calgary, Alberta

MLS # A2183996



\$545,000

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,662 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

Introducing a brand-new end unit in the vibrant community of Belmont. This modern 3-story home features a versatile den/office on the main floor, perfect for working from home. The second floor boasts a well-appointed kitchen with a walkout deck, a spacious living room, and a convenient 2-piece bathroom. On the third floor, you'll find 3 bedrooms, with the two additional bedrooms sharing a 4-piece bathroom. The primary bedroom includes a luxurious 4-piece ensuite for added comfort and privacy. Future amenities in the area will include a City of Calgary Rec Centre, a library, two schools, and a future LRT stop, enhancing convenience and lifestyle. Don't miss your chance to own in this exciting new community in Belmont. Schedule a viewing today!