

# \$410,000 - 360 210 Avenue Sw, Calgary

MLS® #A2248723

**\$410,000**

2 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.02 Acres

Belmont, Calgary, Alberta

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.

Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248723      |
| Price          | \$410,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,288         |
| Acres          | 0.02          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 360 210 Avenue Sw |
| Subdivision | Belmont           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 4A5           |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | None, Snow Removal, Trash, Visitor Parking        |
| Parking Spaces | 3                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Tandem |
| # of Garages   | 3                                                 |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                   |

|          |                         |
|----------|-------------------------|
| Heating  | Forced Air, Natural Gas |
| Cooling  | None                    |
| Basement | None                    |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                             |
| Lot Description   | Interior Lot, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete, Slab                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | M-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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