

# \$519,000 - 353 194 Avenue Sw, Calgary

MLS® #A2183996

**\$519,000**

3 Bedroom, 3.00 Bathroom, 1,662 sqft  
Residential on 0.00 Acres

Belmont, Calgary, Alberta

"HUGE PRICE REDUCTION" Introducing a brand-new condo 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 bedrooms sharing a 4-piece bathroom. The primary bedroom includes a luxurious 4-piece ensuite for added comfort and privacy. All five condo units will be sold before the show home. Pick any out of five they are all same.

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!

Built in 2024

## Essential Information

MLS® #	A2183996
Price	\$519,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,662
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	353 194 Avenue Sw
Subdivision	Belmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A6

### **Amenities**

Amenities	Day Care, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 18th, 2024
Days on Market	82
Zoning	M-G
HOA Fees	1
HOA Fees Freq.	MON

## Listing Details

Listing Office SkaiRise Realty

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