

# \$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, Garage Control(s), Electric Stove, 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      | Wood Frame, Concrete |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 130                 |
| Zoning         | M-G                 |
| HOA Fees       | 1                   |
| HOA Fees Freq. | MON                 |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | SkaiRise Realty |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.