



GRASSROOTS
REALTY GROUP

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20612 Sheriff King Street SW
Calgary, Alberta

MLS # A2324174



\$499,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,523 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

NO CONDO FEES, END-UNIT PRIVACY, AND A LAYOUT THAT MAKES EVERY SQUARE FOOT COUNT. This Belmont townhome delivers the kind of practical, well-considered living buyers are looking for—useful spaces, included appliances, upgraded finishes, and no monthly condo fee cutting into the budget. The main floor feels bright, open, and thoughtfully organized. At the centre, the kitchen is finished with QUARTZ COUNTERS, 42" UPPER CABINETRY, A BUILT-IN MICROWAVE, CHIMNEY-STYLE HOOD FAN, and a SILGRANIT UNDERMOUNT SINK. The dining and living areas flow comfortably together, while the POCKET OFFICE creates a dedicated spot for working from home, managing homework, sorting paperwork, or keeping everyday clutter neatly contained. Upstairs, three bedrooms surround a CENTRAL BONUS ROOM that adds flexibility without sacrificing privacy. Use it as a second television area, play space, reading corner, or quiet retreat. The primary bedroom includes a WALK-IN CLOSET and PRIVATE ENSUITE, while UPPER-FLOOR LAUNDRY keeps daily routines convenient and close to the bedrooms. The unfinished basement comes with a BATHROOM ROUGH-IN, giving you valuable storage today and the option to add more finished living space in the future. Outside, REAR LANE ACCESS and a REAR PARKING PAD provide straightforward, low-maintenance parking. Set in the growing southwest community of Belmont, this home is CLOSE TO ESTABLISHED PARKS AND PLAYGROUNDS, with additional community amenities planned as the area continues to develop. Quick connections to Macleod Trail and the Ring Road make commuting and reaching nearby shopping and services easy. Smartly planned, easy to maintain, and free from condo fees—this end unit offers a practical path into

homeownership without giving up the features that make everyday life work. Contact your Realtor to arrange a showing. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit & finish may differ. Interior selections & floorplans shown in photos.