

172 Belmont Villas SW
Calgary, Alberta

MLS # A2214601

\$729,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Fridge

Welcome to this beautifully upgraded and fully finished home by award-winning Morrison Homes, offering over 2,500 sq.ft. of total living space in the vibrant, family-friendly community of Belmont just across from green space. The current owners have added valuable features, including Zebra blinds, central air conditioning, and fully completed landscaping with a large back deck and fencing—perfect for relaxing or entertaining outdoors! Step inside to discover a thoughtful layout with high-end finishes and functional design. The main floor features a den or guest room with a full 4-piece bathroom, ideal for visitors or a home office. The chef’s kitchen is equipped with granite countertops, a large island with bar fridge space, and plenty of cabinetry, complemented by upgraded lighting and large windows that fill the space with natural light. A convenient mudroom at the back includes built-in seating and stylish tile flooring. Upstairs, you’ll find a spacious bonus room, a serene primary bedroom with a luxurious custom-tiled shower with bench seating and a walk-in closet, plus two additional generously sized bedrooms and a 4-piece main bath. The laundry room is also on this level and features built-in shelving for added storage. The professionally finished basement by the builder offers 9-foot ceilings, a large recreation room, 4th bedroom, full bathroom, and walk-in closet—ideal for extended family or guests. Parking won't ever be an issue with an additional parking spot right beside the double detached garage plus endless street parking. Belmont is a growing southwest community with plans for a future Rec Centre, library, two school sites, and an LRT stop, making it an ideal place for families and future investment. Don’t miss this opportunity to own a move-in-ready home with all the extras already completed!