

**726 Belmont Drive SW
Calgary, Alberta**

MLS # A2286204



\$599,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: none

Welcome to this former Morrison showhome in the vibrant SW community of Belmont — a thoughtfully designed home offering flexibility, comfort, and future growth potential. Just off the front entrance, a versatile flex space can easily serve as a main floor bedroom, office, or study. The open-concept layout flows into a stylish kitchen featuring a built-in microwave and seamless sightlines to the dining and living areas, while the east-facing backyard fills the home with beautiful morning sunlight. Outside, the spacious 20' x 24' detached garage provides ample storage and comfortable parking for two vehicles. Upstairs offers two bedrooms and a generous bonus room that could be converted into a third bedroom, and the unfinished basement is ready for your personal vision. As Belmont continues to grow, exciting future amenities are planned including a recreation centre, library, schools, and a transit hub with a future LRT stop, making everyday living even more convenient. Ideally located in Calgary with quick access to Macleod Trail and Stoney Trail, plus connections to cycling pathways and major routes, this quiet and well-buffered neighbourhood offers both accessibility and peaceful residential charm.