

\$950,000 - 1632 Westmount Boulevard Nw, Calgary

MLS® #A2109328

\$950,000

5 Bedroom, 3.00 Bathroom, 1,763 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Immerse yourself in a fusion of scenic beauty and urban convenience with this remarkable inner city residence featuring a stunning carriage house, nestled in the charming community of Hillhurst. Siding directly onto an expansive greenspace and located at the end of a cul-de-sac, this updated home offers the perfect retreat for those who cherish nature without straying far from the city. Upon arrival you'll notice the stone faced exterior facade, quaint landscaping and single car driveway. Inside you are greeted by a foyer with a floating credenza and a cozy reading nook with a substantial built-in bookcase and shelving unit. The adjacent flex space has a multifunctional use and is an expression of the characteristically versatile floorplan. Ascend the open riser staircase to access two spacious bedrooms, including the peaceful primary retreat that boasts an extensive built-in closet and a luxuriously tiled ensuite with dual sinks and a standup shower, along with a private balcony overlooking the backyard. On the top floor, cozy up on the south-facing benched window and enjoy a cup of tea while watching the meandering Bow River. The sleek chef's kitchen incorporates high-end Samsung stainless steel appliances, metallic backsplash, and stringer glass upper cabinetry. Immaculately maintained hardwood and dark millwork coupled with panelled ceilings and carefully placed pot lights offer a rustic charm. Carry on through the main living space where you can enjoy the luxurious



3-way stone faced gas fireplace, and take french doors out to an elevated south-facing balcony with captivating downtown views and a gas line for the BBQ. Down in the fully finished basement is a fourth bedroom with a built-in closet, and a 3-piece bathroom with a backlit mirror feature and laundry. The true showstopper of this home is the accompanying carriage house, with a vaulted and beamed ceiling, luxury vinyl plank flooring, multiple built-ins, fully equipped kitchen, and a full bathroom with a shower and backlit mirror. The electrical is also roughed-in for non venting combination washer and dryer, and the space includes a mini-split for individualized temperature control. This bonus studio makes for the perfect nanny suite or home office and adds an impressive layer of luxury, privacy and convenience. The roof on the carriage house is also ideal for solar panel installation as it is south facing with tons of sun exposure. A further advantage in the detached double garage below is a rough-in for electrical vehicle charging. This unique 4-level split is a favourable investment in the ever tranquil community of Hillhurst, with unparalleled proximity to green spaces and the river pathway system. Merely minutes from Kensington Village and with quick access to the Downtown Core, this location is unmatched in its appeal, and this home is truly one of a kind

Built in 1979

Essential Information

MLS® #	A2109328
Price	\$950,000
Sold Price	\$950,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	1,763
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1632 Westmount Boulevard Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3G6

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	In Floor, Forced Air, See Remarks
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2024
Date Sold March 18th, 2024
Days on Market 21
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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