

\$967,000 - 1838 Westmount Road Nw, Calgary

MLS® #A2116933

\$967,000

4 Bedroom, 5.00 Bathroom, 2,611 sqft

Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

Welcome home! A captivating residence nestled along one of the most famous streets â€ Kensington. This is the best building envelope you can get around the immediate area of the sought-after subdivision of Hillhurst! Upon entering the home, you are greeted with an open concept floorplan offering a living room with a fireplace and big windows which let in plenty of sunshine. Continuing into the kitchen, which will delight any chef with quartz countertops, full height dark cabinetry, stainless steel appliances, pantry, and a huge island which make this kitchen both stylish and functional for entertaining family and guests! The back door to the fully fenced private backyard is perfect for a morning coffee or unwinding after a long day. The main floor is also completed with a flex room that creates a perfect home working environment. On the upper 2 levels, you will find total of 4 bedrooms, one laundry room, and an artistic mindset top floor flex space! The primary room not only includes a walk-in closet and 5-piece ensuite bathroom, but also a SE facing balcony with a gorgeous view of downtown!! The fully developed basement includes a great recreation/games room, as well as the fifth bathroom â€ a 4-piece ensuite! Itâ€™s ideal for guests or grown-up kids for some private leisure time. Come and enjoy the exclusive inner-city, where luxury living meets the convenience of being situated just moments from downtown Calgary, Bow River, EAU Claire Market,



Princess Island Park, and so much more!
What would you say about this contemporary 3 story duplex sporting 4 bedrooms and 4.5 baths, with 4 fully developed levels and in total boasting over 3100 sf of living space? This home is perfect for a big family of three generations or more, investors, as the high demand in this current hot rental market provides a steady income stream and potential for capital gain! Don't miss this terrific opportunity, call today to book your showing!

Built in 2012

Essential Information

MLS® #	A2116933
Price	\$967,000
Sold Price	\$950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,611
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1838 Westmount Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3M5

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated
---------	---

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Mixed, Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 26th, 2024
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR 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.