

\$715,000 - 1646 Westmount Road Nw, Calgary

MLS® #A2118610

\$715,000

3 Bedroom, 3.00 Bathroom, 1,893 sqft

Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

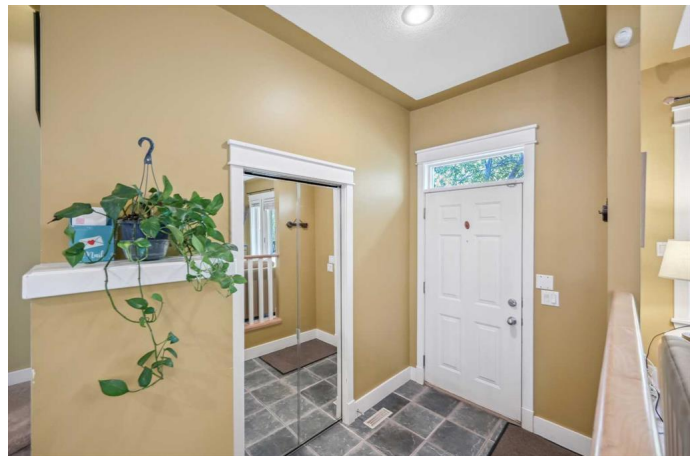
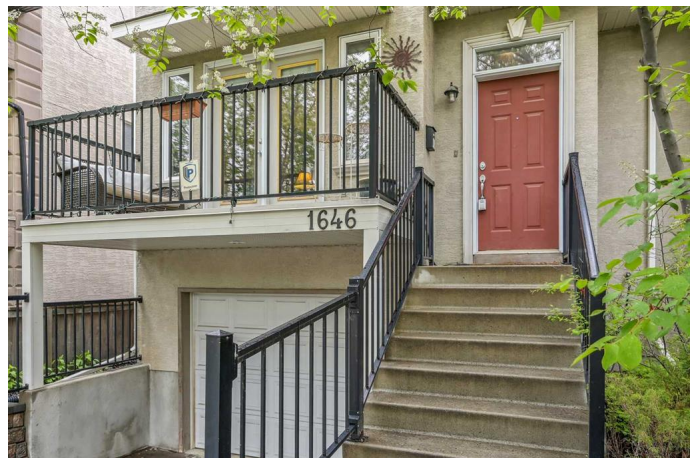
Welcome to your new home nestled on a picturesque, tree-lined cul-de-sac street. Youâ€™re greeted by beautiful blossoming trees that add to the serene ambiance.

Step inside to discover a spacious interior with 9-foot high ceilings. The tiled entryway leads to a spacious sitting and dining room bathed in natural light from the sunny south-facing front balcony.

The heart of the home awaits as you move towards the back, where you'll find a cozy family room with a corner gas fireplace, dining nook and the kitchen offering ample cabinet and counter space, centre island, and a pantry.

Backyard offers a bbq deck and patio for relaxing and entertaining, and lots of space to garden.

Upstairs features three well-proportioned bedrooms, including a large primary bedroom with a walk-in closet and ensuite. Hallway nook offers a great space to have a home office.



The basement provides additional living space with a large rec room, storage room, laundry room, and bathroom rough in. The roof was also done in 2016. An attached oversized single-car garage with workshop space completes this fantastic home.

Move in just in time for the new school year, with Queen Elizabeth School and High School nearby. This home is perfect for families, with parks, Kensington shops, and the river within walking distance. Don't miss out on this fabulous opportunity to enjoy the best of the city living in a peaceful neighbourhood setting!

Built in 1999

Essential Information

MLS® #	A2118610
Price	\$715,000
Sold Price	\$708,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,893
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1646 Westmount Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 3M1

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 4th, 2024
Days on Market	11
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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