

\$899,000 - 2131 Westmount Road Nw, Calgary

MLS® #A2178870

\$899,000

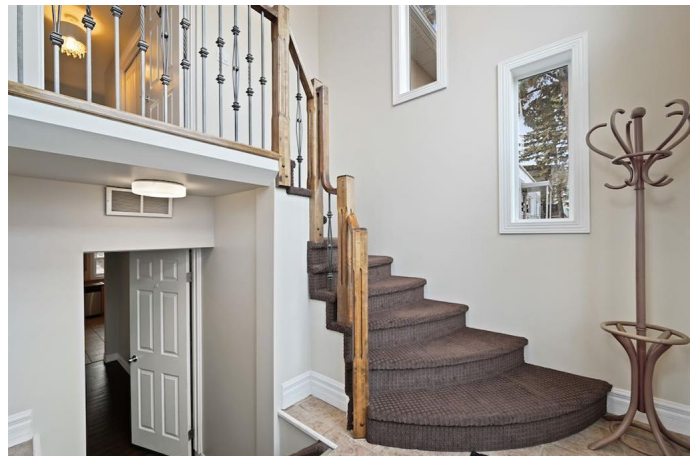
5 Bedroom, 3.00 Bathroom, 1,288 sqft
Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Discover a rare gem in the sought-after neighborhood of West Hillhurst, offering an ideal location just minutes from Kensington, Market Mall, and downtown, all on a quiet, tree-lined street. This raised bi-level home provides a generous total living space of 2,576 sq. ft. and sits on a prime 50' RC-2 lot, making it an outstanding holding or future redevelopment opportunity. Perfect for multi-generational living, income generation, or even running a home-based business, this property offers incredible flexibility. Reside upstairs and rent downstairs, or use the lower suite as your professional office space.

Fully upgraded inside and out, this home impresses with sophisticated design and remarkable curb appeal. As you step inside, a welcoming foyer with soaring ceilings sets the tone for the elegance that unfolds throughout. The bright, open upper level features hardwood and tile flooring, a kitchen with stainless steel appliances, maple shaker cabinetry, and granite countertops. The primary suite is a private retreat, complete with a walk-in closet and a luxurious 4-piece ensuite.

The lower suite (illegal) offers three spacious bedrooms and a well-equipped kitchen, finished to the same high standards as the main floor. Oversized windows fill every room with natural light, enhancing the spacious, welcoming feel of the lower level. Each living



space is self-contained, with separate laundry facilities and private front and rear entrances for added privacy and convenience.

For those in need of additional storage and parking, the property features a double detached garage, parking pad and two storage sheds, providing ample space for vehicles, tools, or extra belongings.

Positioned in the vibrant community of West Hillhurst, this property is just minutes away from Helicopter Park, the Bow River, and top-tier amenities, including Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and the trendy Kensington shopping neighborhood. Quick access to the #1 Highway makes weekend getaways to Kananaskis, Canmore, and Banff a breeze.

Whether you're looking for a versatile, beautifully upgraded home for your family, a high-potential investment, or a redevelopment opportunity, this property delivers it all in an unbeatable location.

Built in 1955

Essential Information

MLS® #	A2178870
Price	\$899,000
Sold Price	\$870,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,288
Acres	0.12
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down

Status	Sold
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Community Information

Address	2131 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3N3

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Storage, Walk-In Closet(s), Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Range, Stove(s)
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Private Yard, Private Entrance, Storage
Lot Description	Back Lane, Level, Street Lighting, Rectangular Lot, City Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 4th, 2024
Days on Market	19
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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