

# \$679,600 - 2418 Westmount Road Nw, Calgary

MLS® #A2197368

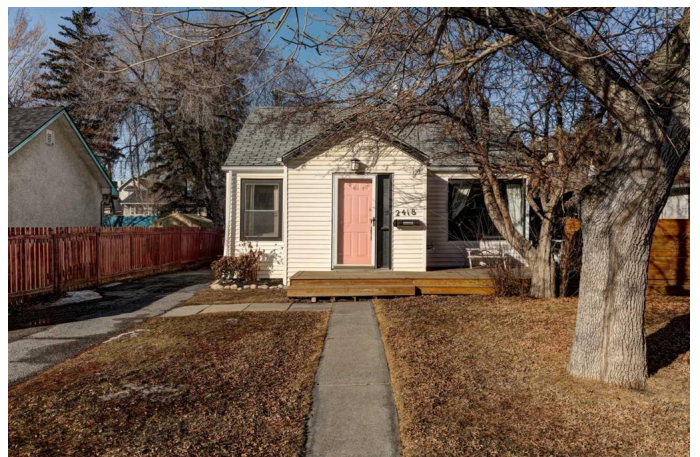
**\$679,600**

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.10 Acres

West Hillhurst, Calgary, Alberta

Nestled in one of Calgary's most desirable communities, West Hillhurst, this charming home sits on a good-sized lot, offering a rare blend of character and opportunity. With over 1400 square feet of developed living space, it provides ample room to live and grow. Step into a bright, south-facing living space that radiates warmth and character, featuring a two-way fireplace, beautifully restored original hardwood flooring, and unique design accents with striking wallpaper and an elegant hanging light. This inviting area flows effortlessly onto a wrap-around deck, complete with a traditional Nordic sauna for up to five, creating an ideal retreat for relaxation. Upstairs, a cozy attic bedroom with its own gas fireplace adds a touch of intimacy, while the main spa-inspired bathroom elevates daily life with a rain shower, heated towel rack, and luxurious soaker tub. With three bedrooms and two full baths, this home is loaded with charm and personality. The large grassy backyard boasts a handmade treehouse and ample secure shed storage, ideal for outdoor enjoyment or extra space. Recently upgraded with modern electrical systems and zoned RC-G allowing for up to four units, such as a semi-detached with basement suites this property is a fantastic holding opportunity, bringing in income while you plan your future build. Enjoy modern convenience with keyless entry at the front door, and relish the location just steps from the scenic Bow River Pathways and a quick commute to downtown Calgary or the



vibrant shops and dining of Kensington.  
Optionally, furnishings could be included,  
offering a turnkey opportunity for the right  
buyer.

Built in 1947

### **Essential Information**

MLS® #	A2197368
Price	\$679,600
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.10
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2418 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3N8

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, See Remarks, Soaking Tub, Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	37
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.