$918,900 - 1840 Westmount Road Nw, Calgary

MLS® #A2200283

$918,900

3 Bedroom, 4.00 Bathroom, 2,236 sqft
Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

Welcome home! A captivating residence nestled along one of the most famous streets-Kensington. Come enjoy the exclusive inner-city, where luxury living meets the convenience of being moments to downtown Calgary, Bow River, EAU Claire Market, Princess Island Park, and so much more! Upon entering the home you are greeted by an open concept floor plan with 9' ceilings, a living room with a fireplace and large windows leading to the balcony bringing in plenty of sunlight. Continue into the kitchen, which will delight any home cook with quartz countertops, full height dark cabinetry, stainless steel appliances, several pantries, and a huge island which make this kitchen both stylish and functional for entertaining family and guests! The back door leads to the fully fenced private backyard, 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 WFH environment.

Walking up to the upper levels, you will find total of 3 bedrooms , one laundry room and one 5-piece bathroom. The primary room not only includes a walk-in closet and 5-piece ensuite bathroom, but also oversized windows offer beautiful views! All bedrooms have high vaulted ceilings! The fully developed basement has a great recreation/games room and the fifth bathroom-a 4-piece ensuite! Itâ€™s ideal for guests or grown-up kids to have some private leisure time.

This 2012 completed 2 story home was built and equipped with advanced level materials. ICF foundation and party wall all the way to the top, truncated hip roof for maximized stability, complete Spray- foam insulation, built in gutter de-icing cables, and double pan Windows. This is the best building envelope you can get in the sought-after subdivision of Hillhurst! This contemporary 2 story half duplex, with 3 fully developed levels boasts over 2700 sf of living space. it is perfect for a big family of three generations+, Investors, or AIRBNB business owners! As the high demand in the current hot rental market, this property provides a steady income stream and potential for capital gain! Don't miss this terrific opportunity, call today to book your showing! Please click on "Videos" for the 3D tour.

Built in 2012

Essential Information

MLS® #	A2200283
Price	$918,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,236
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1840 Westmount Road Nw
Subdivision	Hillhurst
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2N 3M5

Amenities

Parking Spaces	4
Parking	Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), French Door, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air, Fireplace(s)
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	Stone, Stucco, Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	83
Zoning	R-CG

Listing Details

Listing Office	CIR Realty