



THE
A-TEAM

**RE/MAX
FIRST**

1650 WESTMOUNT Boulevard, Calgary T2N 3G6

MLS®#: **A2145945** Area: **Hillhurst** Listing Date: **07/04/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$49k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **2,260 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,052**
 Low Sqft:
 Ttl Sqft: **2,052**

DOM

74
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Irregular Lot,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Garden,Lighting,Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,Jetted Tub,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 4`8"	Dining Room	Main	13`7" x 12`0"
Family Room	Main	11`1" x 19`10"	Kitchen	Main	9`2" x 19`10"
Living Room	Main	15`11" x 14`8"	4pc Bathroom	Upper	6`7" x 8`2"
5pc Ensuite bath	Upper	9`8" x 10`2"	Bedroom	Upper	9`8" x 17`9"
Bedroom	Upper	10`3" x 13`2"	Bedroom - Primary	Upper	20`3" x 13`11"
Walk-In Closet	Upper	9`8" x 5`10"	3pc Bathroom	Basement	7`6" x 5`3"
Laundry	Basement	5`10" x 5`6"	Bedroom	Basement	19`8" x 16`7"

Furnace/Utility Room

Basement

5`10" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9912063

Zoning:

R-C2

Remarks

Pub Rmks:

AIRBNB Rental Property. Outdoor lifestyle enthusiasts, consider this fabulous duplex facing the Bow River, close to Kensington shops, restaurants, and downtown. This home features 4 spacious bedrooms, 3.5 bathrooms, LVP flooring, and a separate basement entrance, water fountain in the quiet backyard, ideal for an Airbnb. The open floor plan includes a living and dining room, a central kitchen, a large family room with a corner fireplace, and an eating nook leading to a large private deck and patio. The master bedroom boasts a balcony and an ensuite with a jetted tub. Recent updates include new shingles, a front sidewalk and step renovation, a high-efficiency furnace, a water filtration system, and more. With a front double attached garage and peaceful backyard, this home is perfect for both living and investment. Enjoy walking or biking to downtown, and explore the Bow River pathways right outside your door. Excellent investment potential for both long and short-term rentals. Walk to work downtown, go jogging after work, and enjoy walking the dog along the Bow River pathways—it's all right here for you! Call your favorite realtor today!

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123