1710 WESTMOUNT Road, Calgary T2N 3M3

MLS®#:	**A2157813**	Area:	**Hillhurst**	Listing Date:	**08/15/24**	List Price:	**$609,000**
Status:	**Active**	County:	**Calgary**	Change:	**-$50k, 12-Jan**	Association:	**Fort McMurray**

General Information

				DOM	
Prop Type:	**Residential**			**160**	
Sub Type:	**Detached**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**3 (1 2)**
Year Built:	**1950**	Abv Sqft:	**701**	Baths:	**2.0 (2 0)**
Lot Information		Low Sqft:		Style:	**Bungalow**
Lot Sz Ar:	**4,004 sqft**	Ttl Sqft:	**701**		
Lot Shape:				Parking	
				Ttl Park:	**0**
				Garage Sz:	
Access:					
Lot Feat:	**Front Yard,Landscaped**				
Park Feat:	**Off Street**				

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Garden**		**Carpet,Hardwood,Linoleum**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**		
Int Feat:	**Open Floorplan**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	**Main**	**6`3" x 4`11"**	**Dining Room**	**Main**	**9`7" x 6`4"**
Kitchen	**Main**	**9`7" x 7`0"**	**Living Room**	**Main**	**15`3" x 15`3"**
Bedroom - Primary	**Main**	**11`5" x 11`9"**	**3pc Bathroom**	**Basement**	**6`6" x 4`6"**
Bedroom	**Basement**	**11`0" x 13`0"**	**Bedroom**	**Basement**	**14`9" x 13`0"**
Laundry	**Basement**	**9`4" x 18`2"**			

Legal/Tax/Financial

Title:		Zoning:

Fee Simple   **R-C2**

Legal Desc: **5151O**

Pub Rmks: **Introducing a prime investment opportunity at 1710 Westmount Road NW – a property that perfectly blends location, potential, and value. Nestled in the highly sought-after community of Hillhurst, this property is a rare find that savvy investors won't want to miss. Whether you're looking to expand your portfolio or seeking a profitable development project and offers endless possibilities.**

Inclusions: **N/A**

Property Listed By: **Sunflower Realty & Property Management Inc.**

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