



THE
A-TEAM

**RE/MAX
FIRST**

1710 WESTMOUNT Road, Calgary T2N 3M3

MLS®#: **A2157813**

Area: **Hillhurst**

Listing Date: **08/15/24**

List Price: **\$659,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 21-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**

Finished Floor Area
Abv Sqft: **701**
Low Sqft:
Ttl Sqft: **701**

DOM

97
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Front Yard,Landscaped**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **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
4pc Bathroom	Main	6`3" x 4`11"
Kitchen	Main	9`7" x 7`0"
Bedroom - Primary	Main	11`5" x 11`9"
Bedroom	Basement	11`0" x 13`0"
Laundry	Basement	9`4" x 18`2"

Room	Level	Dimensions
Dining Room	Main	9`7" x 6`4"
Living Room	Main	15`3" x 15`3"
3pc Bathroom	Basement	6`6" x 4`6"
Bedroom	Basement	14`9" x 13`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

51510

R-C2

Remarks

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



