



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2131 WESTMOUNT Road, Calgary T2N 3N3**

MLS®#: **A2163747**

Area: **West Hillhurst**

Listing Date: **09/06/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**

Lot Information

Lot Sz Ar: **5,349 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,233**  
Low Sqft:  
Ttl Sqft: **1,233**

DOM

**12**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level,Up/Down**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot,Level,Street Lighting,Yard Lights,Rectangular Lot,See Remarks**  
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Barbecue,Garden,Lighting,Private Yard**

Construction: **Mixed**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 15`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`1" x 6`11"</b>
<b>4pc Bathroom</b>	<b>Suite</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>11`11" x 9`2"</b>
<b>Laundry</b>	<b>Suite</b>	<b>10`11" x 9`0"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`2"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>16`3" x 10`7"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>10`8" x 8`7"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>11`11" x 9`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

**51510**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **This rare find in West Hillhurst boasts an amazing location just minutes from downtown on a quiet street. This raised bi-level property features an outstanding holding/redevelopment lot (50' RC-2), offering the perfect income property or home office until you develop the land, with the potential for up to 8-10 units. Live upstairs or rent, live upstairs and work downstairs for a potential income of over \$4,800 per month. Completely upgraded inside and out, the home impresses with elegant quality and extraordinary curb appeal. Upon entering, you'll discover a foyer with dramatic high ceilings, setting the tone for the thoughtful design throughout. The bright and open upper level features hardwood and tile flooring, a kitchen equipped with stainless steel appliances, maple shaker cabinetry, and granite countertops. The primary suite is a true retreat, complete with a walk-in closet and a fabulous 4-piece ensuite. The lower (illegal) suite is not your typical basement—finished to the same high standards as the main floor, it feels like a genuine apartment. The lower boasts oversized windows in every room, allowing for an abundance of natural light that enhances the spacious feel of the entire living area. The design and layout ensure that the lower level is bright and welcoming, providing a comfortable and appealing living space. Each living space is completely separate, with its own laundry facilities and front and rear entrances, ensuring privacy and convenience for both levels. Nestled in booming West Hillhurst, this property is just steps away from Helicopter Park, the Bow River, Foothills Hospital, Alberta Children's Hospital, the University of Calgary, downtown, and trendy Kensington. Don't miss this exceptional opportunity to own a versatile and beautifully upgraded property in one of the most sought-after locations, offering an amazing opportunity for inner-city redevelopment or investment. 24 notice required, Call today!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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







2131 Westmount Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 1209.91 sq ft



0 3 6 ft

PREPARED: 2024/01/17

White regions are excluded from total floor area in GIUCCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2131 Westmount Rd NW, Calgary, AB

2nd Floor Exterior Area 1233.88 sq ft Excluded Area 95.55 sq ft



0 3 6 ft

PREPARED: 2024/01/17

White regions are excluded from total floor area in GIUCCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



