



THE
A-TEAM

**RE/MAX
FIRST**

2338 WESTMOUNT Road, Calgary T2N3N6

MLS®#: **A2171414**

Area: **West Hillhurst**

Listing Date: **10/07/24**

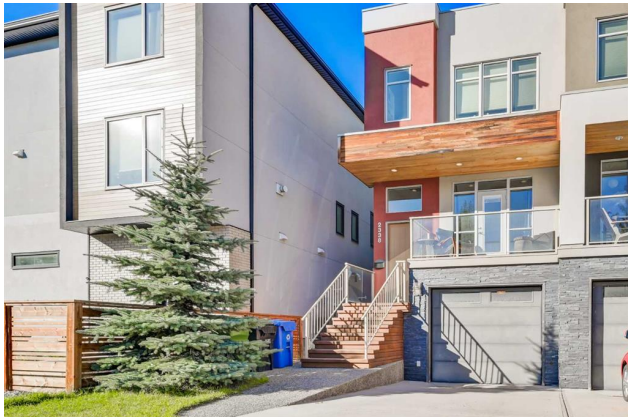
List Price: **\$924,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2013**

Lot Information
Lot Sz Ar: **2,325 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Lawn,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached,Tandem**

Finished Floor Area
Abv Sqft: **2,057**
Low Sqft:
Ttl Sqft: **2,057**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`2" x 11`2"
Bedroom	Upper	11`6" x 11`2"
Den	Main	11`6" x 10`2"
Bedroom	Upper	11`6" x 11`2"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Breakfast Nook	Main	12`2" x 11`2"
Bedroom	Lower	15`1" x 10`6"
Bedroom - Primary	Upper	16`5" x 12`2"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410503

Zoning:
R-CG

Remarks

Pub Rmks:

Modern & contemporary infill in sought after West Hillhurst. Rich hardwood & over height ceilings throughout with an intelligently designed floorplan which is both open concept and flooded with natural light. Just steps to the bow river pathway system, top schools (Queen Elizabeth K-6 & 7-12). Gourmet kitchen with expansive quartz countertops and central island. Italian designed cabinetry and deluxe stainless steel appliance package including gas cooktop. Front main floor den/office is ideal for today's dynamic work environment offering a unique ambience with glass garden door to sunny front balcony. 3 bedrooms up including generously sized primary bedroom retreat. Full walk-in closet with closet organizers & built ins. Spa inspired ensuite bath with dual sinks, separate 10mil glass curb less shower, & heated tile floor. Fully developed lower level with 4th bedroom/flex room, 4th bathroom, and huge mudroom complete with wall organizers, drawers, & hanging storage. Oversized double attached garage gives excellent convenience and considerably more storage space than traditional infills. Private rear yard is fully fenced & offers a back deck with aluminum railings & glass panels. A unique and turnkey inner city lifestyle home with all the right details!

Inclusions:
Property Listed By:

n/a
RE/MAX Complete Realty

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





