



THE
A-TEAM

**RE/MAX
FIRST**

1728 WESTMOUNT Road, Calgary T2N 3M3

MLS®#: **A2171841**

Area: **Hillhurst**

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

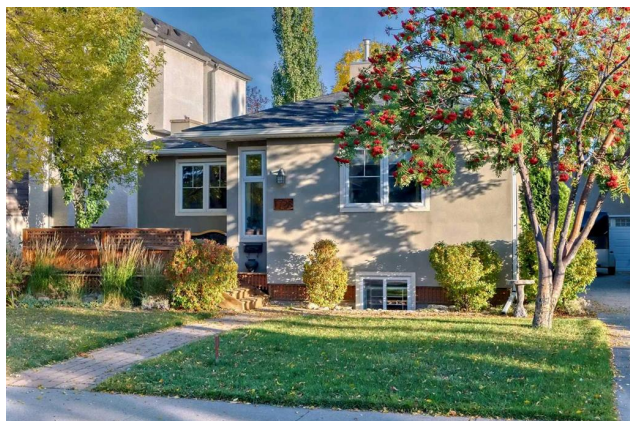
List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Interior Lot,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

12
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Bookcases,Kitchen Island,Laminate Counters,No Smoking Home,See Remarks,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`5" x 10`2"
Entrance	Main	7`7" x 6`0"
Flex Space	Main	6`2" x 24`3"
Bedroom	Main	8`7" x 9`7"
Bedroom	Lower	16`8" x 7`8"
Bedroom	Lower	13`5" x 13`1"
Family Room	Lower	10`7" x 21`9"

Room	Level	Dimensions
Living Room	Main	14`6" x 12`11"
Kitchen	Main	10`7" x 15`9"
Bedroom - Primary	Main	11`8" x 16`6"
4pc Bathroom	Main	8`0" x 5`11"
Walk-In Closet	Lower	9`10" x 6`0"
Walk-In Closet	Lower	2`9" x 4`7"
3pc Bathroom	Lower	6`7" x 7`8"

Flex Space

Lower

13`5" x 9`6"

Laundry
Legal/Tax/Financial

Lower

8`3" x 7`11"

Title:
Fee Simple
Legal Desc:

51510

Zoning:
R-CG

Remarks

Pub Rmks: **Located in the prestigious community of Hillhurst, this UPDATED property boasts the perfect location and more! With over 2,400sq.ft of finished living area, this large bungalow has upgraded plumbing, electric and windows. The updated kitchen has STAINLESS APPLIANCES, gas stove, plenty of counter space and room for storage! A cozy family room with coffered ceilings and room for a large dining table complete this area. Walk outside through the double glass doors to find a DOUBLE DETACHED GARAGE, yard with custom stonework, large DECK, greenhouse and grassy area to play - there is room for everyone! Two additional bedrooms (including a large primary room with double closets) and full 4 piece bath complete this level. A separate back entrance/mud room can take you downstairs where you will find 2 additional bedrooms each with a walk in closet, huge family/media room and additional space to get creative! With a 3 piece bath, laundry room and plenty of room for storage as well. Located on a coveted 50' R-C2 lot, this home is a stone's throw from the trendy playing, dining and shopping experiences of Kensington, a short walk to the coveted Bow River walking and biking pathway system, close to schools, parks, playgrounds and transit and a short drive to downtown. This home truly represents all that Calgary has to offer. Welcome Home!**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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

