



THE
A-TEAM

**RE/MAX
FIRST**

2131 WESTMOUNT Road, Calgary T2N3N3

MLS®#: **A2178870**

Area: **West Hillhurst**

Listing Date: **11/15/24**

List Price: **\$1,000,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,288**
Low Sqft:
Ttl Sqft: **1,288**

DOM

6

Layout

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

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

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

Utilities and Features

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

Construction: **Stucco,Wood Frame**
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
Living Room	Main	16`3" x 16`2"
Dining Room	Main	11`3" x 8`1"
Walk-In Closet	Main	7`8" x 6`6"
Bedroom	Main	9`10" x 8`10"
Laundry	Main	6`10" x 6`2"
Family Room	Basement	16`0" x 11`9"
Bedroom	Basement	10`6" x 8`5"
Bedroom	Basement	11`9" x 9`10"
4pc Bathroom	Basement	10`3" x 5`6"

Room	Level	Dimensions
Kitchen	Main	15`0" x 10`8"
Bedroom - Primary	Main	12`3" x 12`0"
4pc Ensuite bath	Main	7`8" x 7`8"
Foyer	Main	9`6" x 5`2"
4pc Bathroom	Main	10`7" x 5`9"
Kitchen	Basement	13`8" x 10`2"
Bedroom	Basement	10`7" x 9`1"
Mud Room	Basement	6`1" x 5`8"
Laundry	Basement	13`6" x 8`11"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

51510

Remarks

Pub Rmks: **Discover a rare gem in the sought-after neighborhood of West Hillhurst, offering an ideal location just minutes from Kensington, Market Mall, and downtown, all on a quiet, tree-lined street. This raised bi-level home provides a generous total living space of 2,576 sq. ft. and sits on a prime 50' RC-2 lot, making it an outstanding holding or future redevelopment opportunity. Perfect for multi-generational living, income generation, or even running a home-based business, this property offers incredible flexibility. Reside upstairs and rent downstairs, or use the lower suite as your professional office space. Fully upgraded inside and out, this home impresses with sophisticated design and remarkable curb appeal. As you step inside, a welcoming foyer with soaring ceilings sets the tone for the elegance that unfolds throughout. The bright, open upper level features hardwood and tile flooring, a kitchen with stainless steel appliances, maple shaker cabinetry, and granite countertops. The primary suite is a private retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. The lower suite (illegal) offers three spacious bedrooms and a well-equipped kitchen, finished to the same high standards as the main floor. Oversized windows fill every room with natural light, enhancing the spacious, welcoming feel of the lower level. Each living space is self-contained, with separate laundry facilities and private front and rear entrances for added privacy and convenience. For those in need of additional storage and parking, the property features a double detached garage, parking pad and two storage sheds, providing ample space for vehicles, tools, or extra belongings. The beautifully landscaped lot and quiet surroundings complete the picture. Positioned in the vibrant community of West Hillhurst, this property is just minutes away from Helicopter Park, the Bow River, and top-tier amenities, including Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and the trendy Kensington shopping neighborhood. Quick access to the #1 Highway makes weekend getaways to Kananaskis, Canmore, and Banff a breeze. Whether you're looking for a versatile, beautifully upgraded home for your family, a high-potential investment, or a redevelopment opportunity, this property delivers it all in an unbeatable location.**

Inclusions:
 Property Listed By: **Shed x2
 Century 21 Masters**

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





