



THE
A-TEAM

**RE/MAX
FIRST**

2219 WESTMOUNT Road, Calgary T2N 3N5

MLS®#: **A2180428**

Area: **West Hillhurst**

Listing Date: **11/21/24**

List Price: **\$890,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **2,669 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,567**
Low Sqft:
Ttl Sqft: **1,567**

DOM

30
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Garden,Landscaped,Street Lighting,Treed,Views**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Freezer,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Bookcases,Central Vacuum,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`10" x 13`8"
Kitchen	Main	15`7" x 14`6"
2pc Bathroom	Main	
Bedroom	Second	14`1" x 12`10"
Bedroom	Lower	11`7" x 11`7"
Furnace/Utility Room	Lower	10`3" x 7`11"
3pc Bathroom	Lower	

Room	Level	Dimensions
Family Room	Main	16`6" x 13`5"
Living Room	Main	13`2" x 9`7"
Bedroom - Primary	Second	15`9" x 15`7"
5pc Bathroom	Second	
Laundry	Lower	8`9" x 8`1"
Storage	Lower	25`3" x 16`6"

Title:
Fee Simple
Legal Desc:

51510

Zoning:
R-CG

Remarks

Pub Rmks: **WELCOME TO THE FAMILY-FRIENDLY COMMUNITY OF WEST HILLHURST! Located in Calgary's inner-city and the desirable northwest neighbourhood of West Hillhurst lies this uniquely-designed two-storey home with impressive views of downtown. Main floor boasts a spacious living room area with ample kitchen and eating/dining area. Second floor primary bedroom includes walk-in closet and ensuite bath with separate bath and shower. Bonus reading room with built-in book shelves. Extra bedroom and 3-piece bath in the fully-finished basement also provides for additional space for your rec room, workshop, private area. The rear yard is full-fenced and includes your double-detached garage with back lane access. The community's close proximity to downtown and the Bow River gives West Hillhurst residents easy access, and a new footbridge across Memorial Drive provides residents to walkways and bike paths. The community of West Hillhurst is also located nearby SAIT, the University of Calgary, and the trendy district of Kensington. There are both public and separate schools in West Hillhurst and the area houses an array of recreational facilities.**

Inclusions: **Security system**
Property Listed By: **RE/MAX Real Estate (Central)**

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











