



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
Finished Floor Area
Abv Sqft: 1,567
Low Sqft:
Ttl Sqft: 1,567
Lot Sz Ar: 2,669 sqft
Lot Shape:

DOM

62
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Kitchen, Bathroom, Bedroom, Furnace/Utility Room, Family Room, Living Room, Bedroom - Primary, 5pc Bathroom, Laundry, Storage with their respective levels and dimensions.

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**











