



THE
A-TEAM

**RE/MAX
FIRST**

1802 WESTMOUNT Road, Calgary T2N3M5

MLS® #: **A2187916**

Area: **Hillhurst**

Listing Date: **02/18/25**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,700**

Low Sqft:

Ttl Sqft: **1,700**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

4

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Cleared,Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **ENERGY STAR Qualified Equipment**
Sewer: **Other**
Ext Feat:

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **ENERGY STAR Qualified Appliances**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	11`0" x 9`2"
Bedroom	Third	10`0" x 9`4"
3pc Ensuite bath	Third	9`1" x 5`10"
Living Room	Second	19`11" x 18`6"

Room	Level	Dimensions
Bedroom	Third	9`3" x 8`11"
3pc Bathroom	Third	5`5" x 8`6"
Walk-In Closet	Third	9`2" x 4`6"
2pc Bathroom	Second	7`9" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$150

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **R2-m**

Legal Desc:

2411738

Remarks

Pub Rmks:

Luxury Pre Construction Townhouse in Hillhurst A Rare Opportunity Welcome to an exclusive opportunity to own a stunning pre construction townhouse condominium in the highly sought after Hillhurst community of Calgary Nestled in one of the city's most vibrant and walkable neighborhoods this modern three bedroom two and a half bathroom home blends contemporary elegance with urban convenience Spacious Open Concept Living Thoughtfully designed floor plan with high ceilings large windows and premium finishes Gourmet Kitchen Sleek quartz countertops high end stainless steel appliances custom cabinetry and a stylish island perfect for entertaining Luxury Primary Suite Retreat to your private oasis with a walk in closet and a spa inspired ensuite featuring a vanity and a glass enclosed shower Two Additional Bedrooms Generous in size ideal for a growing family guests or a home office Private Outdoor Space Enjoy a serene backyard or balcony based on unit selection perfect for morning coffee or summer evenings Secure Parking and Storage Convenient underground or assigned parking with additional storage options available Energy Efficient and Smart Home Ready Designed with modern sustainability in mind featuring high performance windows energy efficient appliances and smart home capabilities Prime Location The Best of Hillhurst Located just minutes from downtown Calgary this home offers unparalleled access to trendy Kensington Village top rated schools cafes boutiques and some of the city's best restaurants With easy access to public transit river pathways and parks Hillhurst is a perfect blend of urban living and community charm Completion in the fall of 2025

Inclusions:

N/A

Property Listed By:

Royal LePage METRO

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

