



THE
A-TEAM

**RE/MAX
FIRST**

2418 WESTMOUNT Road, Calgary T2N 3N8

MLS® #: **A2197368**

Area: **West Hillhurst**

Listing Date: **02/26/25**

List Price: **\$679,600**

Status: **Active**

County: **Calgary**

Change: **-\$300, 04-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,456 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **768**
Low Sqft:
Ttl Sqft: **768**

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Level**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,No Smoking Home,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	11`2" x 8`0"
Kitchen	Main	11`2" x 8`0"
Bedroom	Upper	16`6" x 9`2"
Den	Basement	13`9" x 10`5"

Room	Level	Dimensions
Bedroom	Main	13`3" x 9`9"
Foyer	Main	6`10" x 5`5"
Living Room	Main	14`10" x 11`2"
4pc Bathroom	Basement	0`0" x 0`0"
Laundry	Basement	7`6" x 6`6"

Title:
Fee Simple
 Legal Desc:

1197FW

Zoning:
R-CG

Remarks

Pub Rmks: **Nestled in one of Calgary's most desirable communities, West Hillhurst, this charming home sits on a good-sized lot, offering a rare blend of character and opportunity. With over 1400 square feet of developed living space, it provides ample room to live and grow. Step into a bright, south-facing living space that radiates warmth and character, featuring a two-way fireplace, beautifully restored original hardwood flooring, and unique design accents with striking wallpaper and an elegant hanging light. This inviting area flows effortlessly onto a wrap-around deck, complete with a traditional Nordic sauna for up to five, creating an ideal retreat for relaxation. Upstairs, a cozy attic bedroom with its own gas fireplace adds a touch of intimacy, while the main spa-inspired bathroom elevates daily life with a rain shower, heated towel rack, and luxurious soaker tub. With three bedrooms and two full baths, this home is loaded with charm and personality. The large grassy backyard boasts a handmade treehouse and ample secure shed storage, ideal for outdoor enjoyment or extra space. Recently upgraded with modern electrical systems and zoned RC-G—allowing for up to four units, such as a semi-detached with basement suites—this property is a fantastic holding opportunity, bringing in income while you plan your future build. Enjoy modern convenience with keyless entry at the front door, and relish the location—just steps from the scenic Bow River Pathways and a quick commute to downtown Calgary or the vibrant shops and dining of Kensington. Optionally, furnishings could be included, offering a turnkey opportunity for the right buyer.**

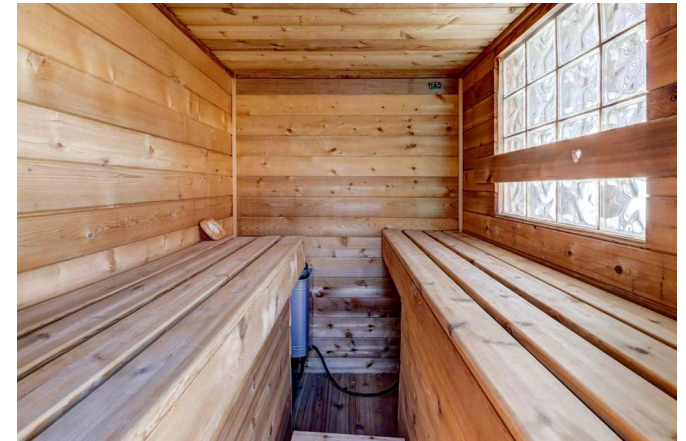
Inclusions:
 Property Listed By: **N/A**
Real Estate Professionals Inc.

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









2418 Westmount Rd NW, Calgary, AB



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2418 Westmount Rd NW, Calgary, AB

2nd Floor Exterior Area 10.74 sq ft
Excluded Area 151.06 sq ft



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Basement (Below Grade) Exterior Area 844.00 sq ft
Interior Area 533.26 sq ft



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