

\$750,000 - 2403 Westmount Road Nw, Calgary

MLS® #A2205090

\$750,000

3 Bedroom, 3.00 Bathroom, 1,750 sqft
Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Charming Detached Home in West Hillhurst
â€” A Rare Opportunity to own this well maintained detached home in the sought-after community of West Hillhurst. This spacious residence offers over 2,100 square feet of living space, providing ample room for comfortable family living. Featuring 3 bedrooms and 3 bathrooms, it is the perfect blend of style, functionality, and convenience. Upon entering, you'll be greeted by a bright and inviting living room, showcasing a sunny exposure, a cozy fireplace, and soaring 12-foot ceilings. The hardwood floors add warmth and elegance, creating the ideal setting for relaxation or entertaining. The eat-in kitchen is a chef's dream, offering plenty of space and modern amenities, perfect for family meals or hosting friends. The adjacent dining area overlooks both the living room and the private backyard, providing a lovely space for dining while enjoying the natural light. Upstairs, you'll find the spacious primary bedroom, complete with a private south-facing deckâ€”ideal for morning coffee or evening relaxation. The generous 3-piece ensuite bath provides added comfort and privacy. Two additional bedrooms, a main bath, and a convenient laundry room complete the upper level. The lower level is the perfect rec room/family space! The south-facing exposure ensures that youâ€™ll enjoy ample sunshine throughout the day. Whether you're hosting a summer BBQ or simply unwinding in your own personal oasis, this backyard will suit all your



needs. Additional features of this home include an attached single garage, and the unbeatable location. Youâ€™re just a short walk to the river paths, with easy access to schools, transit, and downtown, making this the perfect spot to call home. Donâ€™t miss your chance to own this stunning property in one of Calgaryâ€™s most desirable neighborhoodsâ€”schedule your viewing today!

Built in 1981

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2205090 |
| Price | \$750,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,750 |
| Acres | 0.08 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2403 Westmount Road Nw |
| Subdivision | West Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 3N9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

of Garages 2

Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Partial

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 25th, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office Real Broker

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