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1617 Westmount Road NW  
Calgary, Alberta

MLS # A2222625



**\$825,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Brush, Cul-De-Sac, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Discover 1617 Westmount Road NW; Situated on a tree-lined cul-de-sac, loaded with charm and just steps away from the action. Here are 5 things we LOVE about this home (& we're sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: With 2300+ SqFt of developed living space over three levels, 3 beds, 3.5 baths, 9' ceilings & double garage, this is a full-size home! The main floor is anchored by a stunning front dining room featuring pot lights & large picture window overlooking the tree-lined street. The living room easily accommodates your furnishings with a cozy gas fireplace flanked on both sides with south facing windows while an over-size transom window allows even more sun to flow through the home. The chef's kitchen provides a ton of work/storage space along with a SS appliance package including a gas stove (not a fan of gas, you're in luck, there is an induction/electric rough-in). The main floor is finished off by a private powder room + access to your southerly exposed backyard. Upstairs does not disappoint with dual primary suites. The back bedroom offers an amazing spa-inspired ensuite, good-size walk-in closet & Juliette balcony overlooking your backyard while the front bedroom also has a good size closet & 4-piece ensuite with adjacent laundry room. The fully developed basement houses the 3rd bed, 4-piece bath, large rec room & ample storage. 2. A VIBRANT INNER-CITY NEIGHBOURHOOD: Hillhurst is one of Inner-City Calgary's most exciting and convenient neighbourhoods. Nestled just North of the Bow River & adjacent to DT Calgary & offering residents an eclectic mix of housing options from entry-level condos to heritage homes, original bungalows to modern infills. You're a few blocks to the Bow River Pathway System & short walk to Riley Park, a 9-hectare urban oasis offering a wading

pool, cricket pitch & beautifully maintained gardens while adjacent Kensington Village is bustling with unique shops, cafes & restaurants. Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street & Memorial Drive plus you are walking distance to the Sunnyside C-Train Station. 3. THAT PRIVATE, SOUTH BACKYARD: Your private oasis in the heart of the inner-city! Southerly exposed & surrounded by mature trees with a 2-tier deck calling out for a fire table & an after-work cocktail. 4. A MAIN FLOOR, MADE FOR ENTERTAINING: If dinner parties are your vibe, this home should be on your short list! The open concept blends the kitchen + living areas seamlessly with easy access to the backyard so you can prepare appetizers, pour drinks, & still be part of the conversation while the gorgeous front dining room accommodates your guests with comfort, it's the kind of space that makes hosting feel effortless. 5. MOVE-IN READY This home not only oozes charm but is full of updates/upgrades. From fresh paint and a new front door, central AC, a new water softener, refinished deck & fencing, high-security deadbolts & new Miele washer/dryer this one is ready for its next owner