

2403 Westmount Road NW  
Calgary, Alberta

MLS # A2205090



**\$750,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** all as-is

Charming Detached Home in West Hillhurst &ndash; 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 deck&mdash;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 you&rsquo;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. You&rsquo;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. Don&rsquo;t miss your chance to own this stunning property in one of Calgary&rsquo;s most desirable neighborhoods&mdash;schedule your viewing

today!