

# \$849,900 - 1914 Westmount Boulevard Nw, Calgary

MLS® #A2206705

**\$849,900**

3 Bedroom, 1.00 Bathroom, 1,278 sqft

Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

Stunning Westmount Gem with River Views

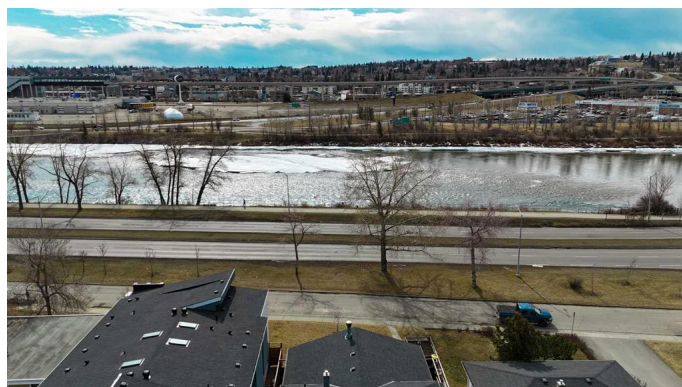
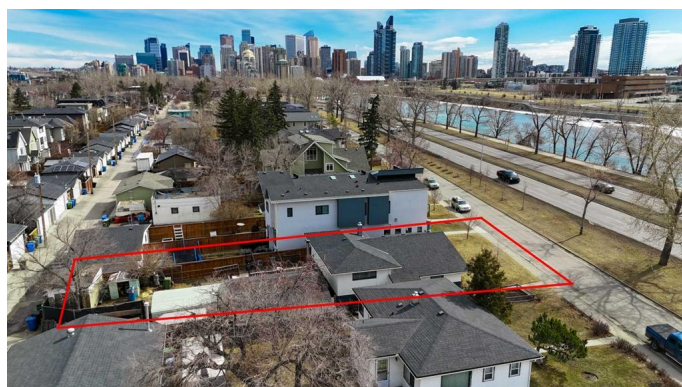
â€“ Steps to Downtown!

Welcome to your next exceptional investment opportunity in the highly sought-after community of Westmount! Perfectly perched to capture breathtaking river views, this property offers the rare blend of natural serenity and urban convenience. Just minutes from downtown Calgary, this home is surrounded by picturesque parks, scenic walkways, and all the charm that makes Westmount one of the cityâ€™s most desirable neighborhoods. Whether you're looking for a prime rental property, a place to build your dream home, or a smart addition to your real estate portfolio, this location delivers unmatched potential. Enjoy easy access to bike paths, local cafes, boutique shopping, and transitâ€”all while soaking in the peaceful atmosphere of the nearby river valley. Opportunities like this don't come around often. Donâ€™t miss your chance to invest in Westmount living with incredible views and unbeatable proximity to the heart of Calgary. Call today!

Built in 1955

## Essential Information

MLS® #	A2206705
Price	\$849,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,278
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	1914 Westmount Boulevard Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.