# \$789,000 - 1650 Westmount Boulevard Nw, Calgary

MLS® #A2222845

## \$789,000

4 Bedroom, 4.00 Bathroom, 2,052 sqft Residential on 0.05 Acres

Hillhurst, Calgary, Alberta

Outdoor lifestyle enthusiasts, consider this fabulous duplex facing the Bow River, close to Kensington shops, restaurants, and downtown. This home features 4 spacious bedrooms, 3.5 bathrooms, LVP flooring, A/C, a separate basement entrance (conveniently connected to the garage), a water fountain in the quiet backyard, and parking for 4 vehicles! The open floor plan includes a living and dining room, a central kitchen, a large family room with a corner fireplace, and an eating nook leading to a large private deck and patio. The master bedroom boasts a balcony and an ensuite with a jetted tub. Recent updates include new shingles, a front sidewalk and step renovation, a high-efficiency furnace, a water filtration system, and more. With a front double attached garage and peaceful backyard, this home is perfect for both living and investment. Enjoy walking or biking to downtown, and explore the Bow River pathways right outside your door. Excellent investment potential for both long and short-term rentals. Walk to work downtown, go jogging after work, and enjoy walking the dog along the Bow River pathwaysâ€"it's all right here for you! Call your favorite realtor and do not miss out on this amazing property!







Built in 1999

#### **Essential Information**

MLS® # A2222845

Price \$789,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,052

Acres 0.05

Year Built 1999

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 1650 Westmount Boulevard Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta

Postal Code T2N 3G6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Granite Counters, Jetted Tub, Kitchen Island

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Partially Finished

#### **Exterior**

Exterior Features Garden, Lighting, Other

Lot Description Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscape,

Private, Treed

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 82

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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