



**GRASSROOTS**  
REALTY GROUP

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**1650 Westmount Boulevard NW**  
**Calgary, Alberta**

**MLS # A2222845**



**\$789,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,052 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscape, Private, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island		

**Inclusions:** N/A

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 pathways&mdash;it's all right here for you! Call your favorite realtor and do not miss out on this amazing property!