



GRASSROOTS
REALTY GROUP

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**2219 Westmount Road NW
Calgary, Alberta**

MLS # A2253184



\$815,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Kitchen Island		

Inclusions: n/a

WELCOME TO WEST HILLHURST! Situated in one of Calgary's most desirable inner-city family-friendly neighbourhoods, this uniquely designed two-storey home showcases impressive downtown views and a thoughtful blend of style and functionality. The main floor offers a bright and spacious living room, complemented by a well-appointed kitchen and dining area ideal for gatherings. Upstairs, the primary suite features a generous walk-in closet and a spa-inspired ensuite with a soaker tub and separate glass shower. A bonus reading nook with custom built-in shelving adds warmth and character. The fully developed lower level extends the living space with a versatile recreation room, guest bedroom, 3-piece bath, and room for a workshop or home office. Outside, enjoy a fully fenced backyard and a double detached garage with lane access. With close proximity to the Bow River pathways, downtown, SAIT, the University of Calgary, and the vibrant Kensington district, West Hillhurst offers the perfect combination of convenience, recreation, and community. Call your favorite REALTOR to view today!