



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2312 Westmount Road NW
Calgary, Alberta

MLS # A2276746



\$989,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,297 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wet Bar		
Inclusions:	N/A		

OPEN HOUSE - Sunday Jan 18 1-3pm Welcome to modern inner city living in the heart of West Hillhurst, where thoughtful design meets everyday comfort. This beautifully crafted semi attached home offers over 2,800 sq ft of fully developed living space across three finished levels, along with the rare convenience of a double attached garage. Step inside to a bright, open concept main floor flooded with natural light. The front dining area is perfect for hosting and opens to a sunny balcony, creating an effortless indoor outdoor flow. At the centre of the home, the gourmet kitchen impresses with stainless steel appliances, a gas cooktop, built in oven and microwave, two tone cabinetry, and a large quartz island that invites casual meals and lively gatherings. Sleek glass railings and clean modern finishes elevate the space throughout. Upstairs, retreat to a spacious primary suite complete with a walk in closet and a spa inspired five piece ensuite featuring heated floors and a skylight that fills the room with natural light. Two additional bedrooms, a generous laundry room with sink, and multiple skylights make the upper level both functional and bright. The fully finished basement is designed for relaxing and entertaining, offering a large media room and wet bar for movie nights, game days, or hosting friends. Additional highlights include air conditioning, front and back balconies, a stylish fireplace, built in closet shelving, and central vacuum. Located just steps from the shops, restaurants, cafes like Vintage Caffeine and Made by Marcus, and pathways of Kensington. Also schools close by like Queen Elizabeth and Madeleine D'Houet. This home delivers an unbeatable inner city lifestyle with modern comfort at every turn.