



**2418 Westmount Road NW
Calgary, Alberta**

MLS # A2197368



\$669,600

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	769 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, See Remarks, Soaking Tub		

Inclusions: N/A

Nestled in one of Calgary’s most desirable communities, West Hillhurst, this charming home sits on a good-sized lot, offering a rare blend of character and opportunity. With over 1400 square feet of developed living space, it provides ample room to live and grow. Step into a bright, south-facing living space that radiates warmth and character, featuring a two-way fireplace, beautifully restored original hardwood flooring, and unique design accents with striking wallpaper and an elegant hanging light. This inviting area flows effortlessly onto a wrap-around deck, complete with a traditional Nordic sauna for up to five, creating an ideal retreat for relaxation. Upstairs, a cozy attic bedroom with its own gas fireplace adds a touch of intimacy, while the main spa-inspired bathroom elevates daily life with a rain shower, heated towel rack, and luxurious soaker tub. With three bedrooms and two full baths, this home is loaded with charm and personality. The large grassy backyard boasts a handmade treehouse and ample secure shed storage, ideal for outdoor enjoyment or extra space. Recently upgraded with modern electrical systems and zoned RC-G—allowing for up to four units, such as a semi-detached with basement suites—this property is a fantastic holding opportunity, bringing in income while you plan your future build. Enjoy modern convenience with keyless entry at the front door, and relish the location—just steps from the scenic Bow River Pathways and a quick commute to downtown Calgary or the vibrant shops and dining of Kensington. Optionally, furnishings could be included, offering a turnkey opportunity for the right buyer.