



**GRASSROOTS**  
REALTY GROUP

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**1840 Westmount Road NW  
Calgary, Alberta**

**MLS # A2200283**



**\$918,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,236 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

OPEN HOUSE Sunday 13 MARCH 2025 1-3:00PM. Welcome home! A captivating residence nestled along one of the most famous streets-Kensington. Come enjoy the exclusive inner-city, where luxury living meets the convenience of being moments to downtown Calgary, Bow River, EAU Claire Market, Princess Island Park, and so much more! Upon entering the home you are greeted by an open concept floor plan with 9' ceilings, a living room with a fireplace and large windows leading to the balcony bringing in plenty of sunlight. Continue into the kitchen, which will delight any home cook with quartz countertops, full height dark cabinetry, stainless steel appliances, several pantries, and a huge island which make this kitchen both stylish and functional for entertaining family and guests! The back door leads to the fully fenced private backyard, perfect for a morning coffee or unwinding after a long day. The main floor is also completed with a flex room that creates a perfect WFH environment. Walking up to the upper levels, you will find total of 3 bedrooms, one laundry room and one 5-piece bathroom. The primary room not only includes a walk-in closet and 5-piece ensuite bathroom, but also oversized windows offer beautiful views! All bedrooms have high vaulted ceilings! The fully developed basement has a great recreation/games room and the fifth bathroom-a 4-piece ensuite! It's ideal for guests or grown-up kids to have some private leisure time. This 2012 completed 2 story home was built and equipped with advanced level materials. ICF foundation and party wall all the way to the top, truncated hip roof for maximized stability, complete Spray-foam insulation, built in gutter de-icing cables, and double pan Windows. This is the best building envelope you can get in the sought-after subdivision of Hillhurst! This contemporary 2 story half duplex, with 3 fully

developed levels boasts over 2700 sf of living space. it is perfect for a big family of three generations+, Investors, or AIRBNB business owners! As the high demand in the current hot rental market, this property provides a steady income stream and potential for capital gain! Don't miss this terrific opportunity, call today to book your showing! Please click on "Videos" for the 3D tour.