

2219 Westmount Road NW  
Calgary, Alberta

MLS # A2180428



**\$890,000**

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

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

**Inclusions:** Security system

WELCOME TO THE FAMILY-FRIENDLY COMMUNITY OF WEST HILLHURST! Located in Calgary's inner-city and the desirable northwest neighbourhood of West Hillhurst lies this uniquely-designed two-storey home with impressive views of downtown. Main floor boasts a spacious living room area with ample kitchen and eating/dining area. Second floor primary bedroom includes walk-in closet and ensuite bath with separate bath and shower. Bonus reading room with built-in book shelves. Extra bedroom and 3-piece bath in the fully-finished basement also provides for additional space for your rec room, workshop, private area. The rear yard is full-fenced and includes your double-detached garage with back lane access. The community's close proximity to downtown and the Bow River gives West Hillhurst residents easy access, and a new footbridge across Memorial Drive provides residents to walkways and bike paths. The community of West Hillhurst is also located nearby SAIT, the University of Calgary, and the trendy district of Kensington. There are both public and separate schools in West Hillhurst and the area houses an array of recreational facilities.