

\$825,000 - 1617 Westmount Road Nw, Calgary

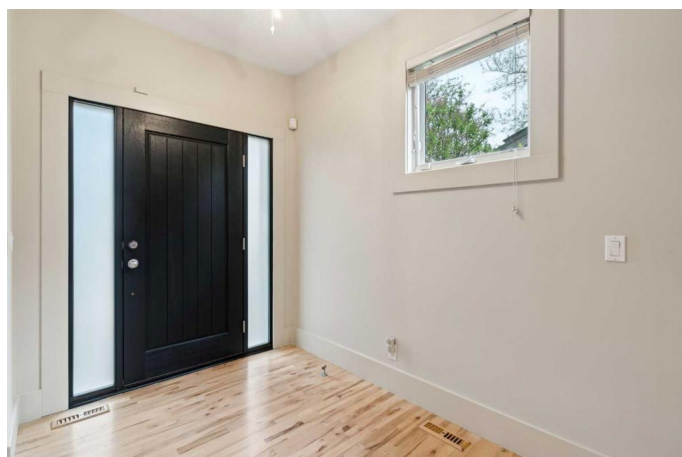
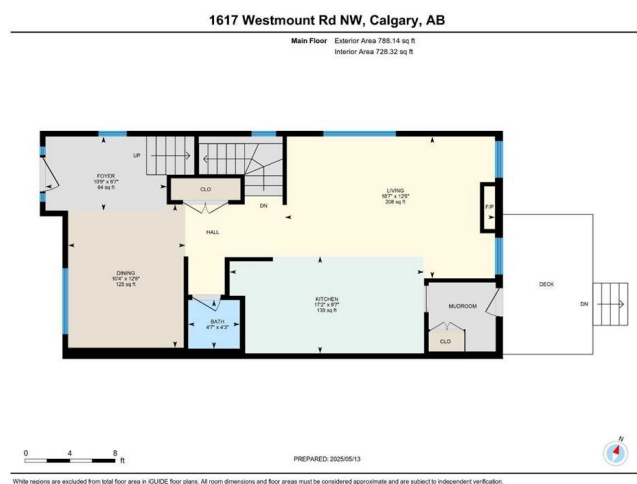
MLS® #A2222625

\$825,000

3 Bedroom, 4.00 Bathroom, 1,583 sqft
Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

Discover 1617 Westmount Road NW; Situated on a tree-lined cul-de-sac, loaded with charm and just steps away from the action. Here are 5 things we LOVE about this home (& weâ€™re sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: With 2300+ SqFt of developed living space over three levels, 3 beds, 3.5 baths, 9â€™ ceilings & double garage, this is a full-size home! The main floor is anchored by a stunning front dining room featuring pot lights & large picture window overlooking the tree-lined street. The living room easily accommodates your furnishings with a cozy gas fireplace flanked on both sides with south facing windows while an over-size transom window allows even more sun to flow through the home. The chefâ€™s kitchen provides a ton of work/storage space along with a SS appliance package including a gas stove (not a fan of gas, youâ€™re in luck, there is an induction/electric rough-in). The main floor is finished off by a private powder room + access to your southerly exposed backyard. Upstairs does not disappoint with dual primary suites. The back bedroom offers an amazing spa-inspired ensuite, good-size walk-in closet & Juliette balcony overlooking your backyard while the front bedroom also has a good size closet & 4-piece ensuite with adjacent laundry room. The fully developed basement houses the 3rd bed, 4-piece bath, large rec room & ample storage. 2. A VIBRANT INNER-CITY NEIGHBOURHOOD: Hillhurst is one of



Inner-City Calgaryâ€™s most exciting and convenient neighbourhoods. Nestled just North of the Bow River & adjacent to DT Calgary & offering residents an eclectic mix of housing options from entry-level condos to heritage homes, original bungalows to modern infills. Youâ€™re a few blocks to the Bow River Pathway System & short walk to Riley Park, a 9-hectare urban oasis offering a wading pool, cricket pitch & beautifully maintained gardens while adjacent Kensington Village is bustling with unique shops, cafes & restaurants. Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street & Memorial Drive plus you are walking distance to the Sunnyside C-Train Station.

3. THAT PRIVATE, SOUTH BACKYARD: Your private oasis in the heart of the inner-city! Southerly exposed & surrounded by mature trees with a 2-tier deck calling out for a fire table & an after-work cocktail.

4. A MAIN FLOOR, MADE FOR ENTERTAINING: If dinner parties are your vibe, this home should be on your short list! The open concept blends the kitchen + living areas seamlessly with easy access to the backyard so you can prepare appetizers, pour drinks, & still be part of the conversation while the gorgeous front dining room accommodates your guests with comfort, itâ€™s the kind of space that makes hosting feel effortless.

5. MOVE-IN READY This home not only oozes charm but is full of updates/upgrades. From fresh paint and a new front door, central AC, a new water softener, refinished deck & fencing, high-security deadbolts & new Miele washer/dryer this one is ready for its next owner

Built in 2004

Essential Information

MLS® #

A2222625

| | |
|----------------|------------------------|
| Price | \$825,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,583 |
| Acres | 0.06 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1617 Westmount Road Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 3M2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Brush |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 17 |
| Zoning | R-CG |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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