

# \$750,000 - 2403 Westmount Road Nw, Calgary

MLS® #A2205090

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Charming Detached Home in West Hillhurst  
â€“ A Rare Opportunity to own this well maintained detached home in the sought-after community of West Hillhurst. This spacious residence offers over 2,100 square feet of living space, providing ample room for comfortable family living. Featuring 3 bedrooms and 3 bathrooms, it is the perfect blend of style, functionality, and convenience. Upon entering, you'll be greeted by a bright and inviting living room, showcasing a sunny exposure, a cozy fireplace, and soaring 12-foot ceilings. The hardwood floors add warmth and elegance, creating the ideal setting for relaxation or entertaining. The eat-in kitchen is a chef's dream, offering plenty of space and modern amenities, perfect for family meals or hosting friends. The adjacent dining area overlooks both the living room and the private backyard, providing a lovely space for dining while enjoying the natural light. Upstairs, you'll find the spacious primary bedroom, complete with a private south-facing deckâ€”ideal for morning coffee or evening relaxation. The generous 3-piece ensuite bath provides added comfort and privacy. Two additional bedrooms, a main bath, and a convenient laundry room complete the upper level. The lower level is the perfect rec room/family space! The south-facing exposure ensures that youâ€™ll enjoy ample sunshine throughout the day. Whether you're hosting a summer BBQ or simply unwinding in your own personal oasis, this backyard will suit all your



needs. Additional features of this home include an attached single garage, and the unbeatable location. Youâ€™re just a short walk to the river paths, with easy access to schools, transit, and downtown, making this the perfect spot to call home. Donâ€™t miss your chance to own this stunning property in one of Calgaryâ€™s most desirable neighborhoodsâ€”schedule your viewing today!

Built in 1981

### Essential Information

MLS® #	A2205090
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	2403 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3N9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Partial

### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 25th, 2025

Days on Market 10

Zoning R-CG

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.