

**2131 Westmount Road NW
Calgary, Alberta**

MLS # A2163747



\$999,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bi-Level, Up/Down		
Size:	1,233 sq.ft.	Age:	1955 (69 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Level, Street Lighting, Yard Lights, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

This rare find in West Hillhurst boasts an amazing location just minutes from downtown on a quiet street. This raised bi-level property features an outstanding holding/redevelopment lot (50' RC-2), offering the perfect income property or home office until you develop the land, with the potential for up to 8-10 units. Live upstairs or rent, live upstairs and work downstairs for a potential income of over \$4,800 per month. Completely upgraded inside and out, the home impresses with elegant quality and extraordinary curb appeal. Upon entering, you'll discover a foyer with dramatic high ceilings, setting the tone for the thoughtful design throughout. The bright and open upper level features hardwood and tile flooring, a kitchen equipped with stainless steel appliances, maple shaker cabinetry, and granite countertops. The primary suite is a true retreat, complete with a walk-in closet and a fabulous 4-piece ensuite. The lower (illegal) suite is not your typical basement—finished to the same high standards as the main floor, it feels like a genuine apartment. The lower boasts oversized windows in every room, allowing for an abundance of natural light that enhances the spacious feel of the entire living area. The design and layout ensure that the lower level is bright and welcoming, providing a comfortable and appealing living space. Each living space is completely separate, with its own laundry facilities and front and rear entrances, ensuring privacy and convenience for both levels. Nestled in booming West Hillhurst, this property is just steps away from Helicopter Park, the Bow River, Foothills Hospital, Alberta Children's Hospital, the University of Calgary, downtown, and trendy Kensington. Don't miss this exceptional opportunity to own a versatile and beautifully upgraded property in one of the most sought-after locations, offering an amazing opportunity for inner-city

redevelopment or investment. 24 notice required, Call today!