

**1638 Westmount Boulevard NW  
Calgary, Alberta**

**MLS # A2172111**



**\$994,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hillhurst  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,050 sq.ft.   | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Street Lighting, Rectangular |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | 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>   | Stucco, Wood Frame             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks

**Inclusions:** TV mount & frame in the upstairs family room, tv mount and entertainment centre in basement rec room

Say goodbye to cookie cutter duplexes and HELLO to mid-century modern vibes in this this stunning DETACHED, 4 bedroom, 3.5 bathroom home with over 3000 sq ft of open living space located on a CUL-DE-SAC! Charming curb appeal greets you as you approach the no maintenance front porch complete with Trex composite decking and aluminum railing. As you enter you'll immediately feel the airiness of a 2 storey ceiling & warmth of a sun filled front living space where you'll easily imagine relaxing with a coffee and a great book. You'll love the spacious dining room but your eyes will quickly be drawn to the most gorgeous, one of a kind, teak and quartz kitchen - it's an absolute show stopper boasting gas range, huge island + peninsula with seating for 4! Just off the kitchen these owners have created a cozy, vinyl playing lounge and the family room is quite spacious, perfect for entertaining & unwinding. Out the back entrance you'll discover the huge deck perfect for weekend BBQ parties + a private yard that has been lovingly planted full of beautiful perennials. The double garage is insulated & drywalled with lots of room for storage and gear. On the 2nd level you'll be drawn to the open to below office / playroom, area, a perfect space to make your own for work or play. Two good sized bedrooms, a 4 pc bathroom, spacious principle bedroom with 4 pc ensuite + upstairs laundry round out the bright upper level. As you move to the basement you'll get a feel for how much this family loves music and entertaining with a massive recreation space, large bedroom and plenty of additional storage in the mechanical room. The 3 piece bathroom boasts an awesome steam shower! This home has enjoyed a fabulous renovation and so many updates but major highlights include: Gemstone exterior lighting, custom teak kitchen with new fridge, gas range/fan, sink, fixtures,

microwave and refreshed bathrooms. The Hot Water Tank was replaced in 2022 and the new A/C unit was installed at that time as well. This is a dreamy Westmount Boulevard location on a cul-de-sac with large green space right across from the beautiful Bow River pathway just a 5 minute walk to Kensington's many amenities and 10 minutes to the Peace Bridge. Leave your car at home and bike to work! You'll note how remarkably quiet this home is despite it's proximity to Memorial Drive! Call your Realtor and book a private viewing of this incredible family home today.