

# \$789,000 - 1650 Westmount Boulevard Nw, Calgary

MLS® #A2222845

**\$789,000**

4 Bedroom, 4.00 Bathroom, 2,052 sqft

Residential on 0.05 Acres

Hillhurst, Calgary, Alberta

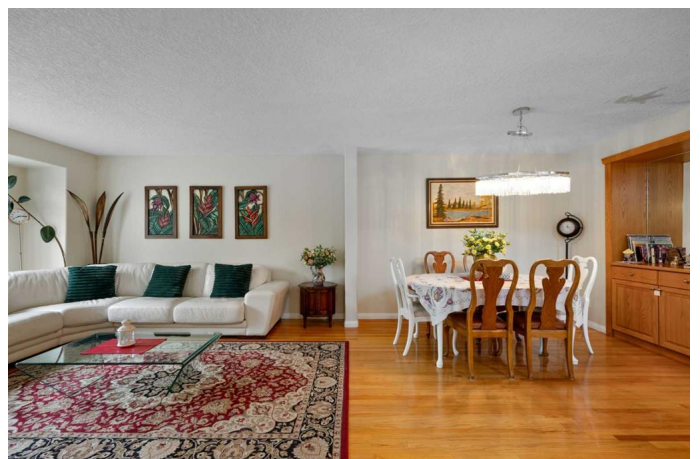
Outdoor lifestyle enthusiasts, consider this fabulous duplex facing the Bow River, close to Kensington shops, restaurants, and downtown. This home features 4 spacious bedrooms, 3.5 bathrooms, LVP flooring, and a separate basement entrance, water fountain in the quiet backyard, ideal for an Airbnb. The open floor plan includes a living and dining room, a central kitchen, a large family room with a corner fireplace, and an eating nook leading to a large private deck and patio. The master bedroom boasts a balcony and an ensuite with a jetted tub. Recent updates include new shingles, a front sidewalk and step renovation, a high-efficiency furnace, a water filtration system, and more. With a front double attached garage and peaceful backyard, this home is perfect for both living and investment. Enjoy walking or biking to downtown, and explore the Bow River pathways right outside your door. Excellent investment potential for both long and short-term rentals. Walk to work downtown, go jogging after work, and enjoy walking the dog along the Bow River pathways—it's all right here for you! Call your favorite realtor and do not miss out on this amazing property!

Built in 1999

## Essential Information

MLS® #                   A2222845

Price                     \$789,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,052
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1650 Westmount Boulevard Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3G6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Jetted Tub
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Lighting, Other
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Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Private, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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