

# \$815,000 - 2219 Westmount Road Nw, Calgary

MLS® #A2253184

**\$815,000**

3 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

WELCOME TO WEST HILLHURST! Situated in one of Calgary's most desirable inner-city family-friendly neighbourhoods, this uniquely designed two-storey home showcases impressive downtown views and a thoughtful blend of style and functionality. The main floor offers a bright and spacious living room, complemented by a well-appointed kitchen and dining area ideal for gatherings. Upstairs, the primary suite features a generous walk-in closet and a spa-inspired ensuite with a soaker tub and separate glass shower. A bonus reading nook with custom built-in shelving adds warmth and character.

The fully developed lower level extends the living space with a versatile recreation room, guest bedroom, 3-piece bath, and room for a workshop or home office. Outside, enjoy a fully fenced backyard and a double detached garage with lane access.

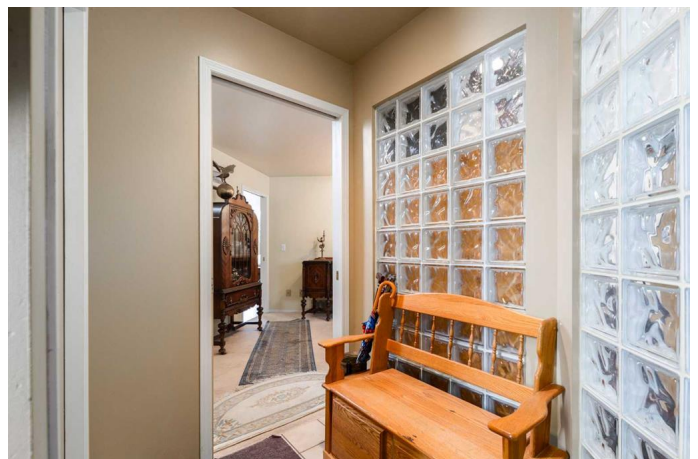
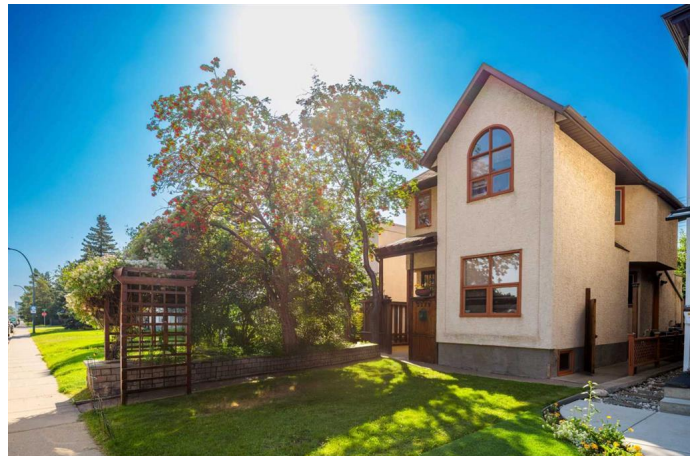
With close proximity to the Bow River pathways, downtown, SAIT, the University of Calgary, and the vibrant Kensington district, West Hillhurst offers the perfect combination of convenience, recreation, and community. Call your favorite REALTOR to view today!

Built in 1989

## Essential Information

MLS® # A2253184

Price \$815,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,567       |
| Acres          | 0.06        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2219 Westmount Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3N5                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Kitchen Island                                                       |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas, Wood Burning                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
|-------------------|----------------------------|

|                 |                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped, Street Lighting, Treed, Views |
| Roof            | Asphalt Shingle                                                                                          |
| Construction    | Wood Frame                                                                                               |
| Foundation      | Poured Concrete                                                                                          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 35                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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