

\$825,000 - 1617 Westmount Road Nw, Calgary

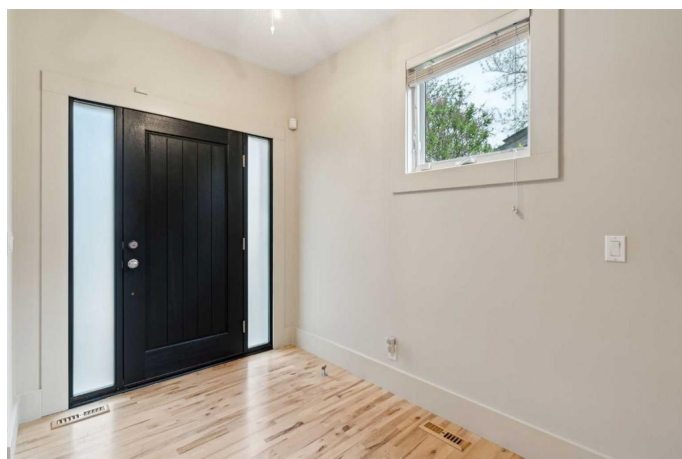
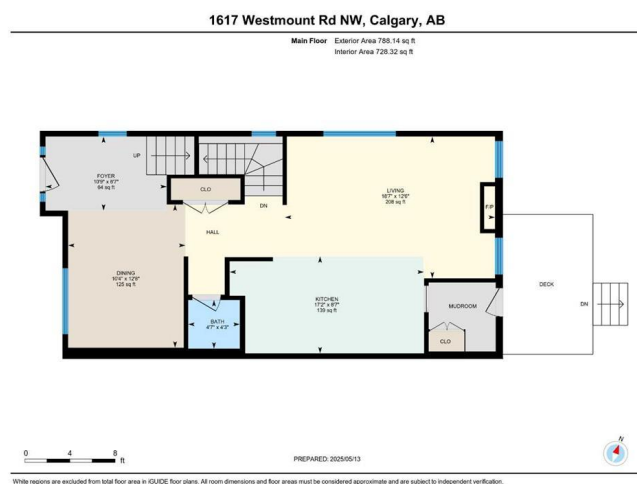
MLS® #A2222625

\$825,000

3 Bedroom, 4.00 Bathroom, 1,583 sqft
Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

Discover 1617 Westmount Road NW; Situated on a tree-lined cul-de-sac, loaded with charm and just steps away from the action. Here are 5 things we LOVE about this home (& weâ€™re sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: With 2300+ SqFt of developed living space over three levels, 3 beds, 3.5 baths, 9â€™ ceilings & double garage, this is a full-size home! The main floor is anchored by a stunning front dining room featuring pot lights & large picture window overlooking the tree-lined street. The living room easily accommodates your furnishings with a cozy gas fireplace flanked on both sides with south facing windows while an over-size transom window allows even more sun to flow through the home. The chefâ€™s kitchen provides a ton of work/storage space along with a SS appliance package including a gas stove (not a fan of gas, youâ€™re in luck, there is an induction/electric rough-in). The main floor is finished off by a private powder room + access to your southerly exposed backyard. Upstairs does not disappoint with dual primary suites. The back bedroom offers an amazing spa-inspired ensuite, good-size walk-in closet & Juliette balcony overlooking your backyard while the front bedroom also has a good size closet & 4-piece ensuite with adjacent laundry room. The fully developed basement houses the 3rd bed, 4-piece bath, large rec room & ample storage. 2. A VIBRANT INNER-CITY NEIGHBOURHOOD: Hillhurst is one of



Inner-City Calgaryâ€™s most exciting and convenient neighbourhoods. Nestled just North of the Bow River & adjacent to DT Calgary & offering residents an eclectic mix of housing options from entry-level condos to heritage homes, original bungalows to modern infills. Youâ€™re a few blocks to the Bow River Pathway System & short walk to Riley Park, a 9-hectare urban oasis offering a wading pool, cricket pitch & beautifully maintained gardens while adjacent Kensington Village is bustling with unique shops, cafes & restaurants. Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street & Memorial Drive plus you are walking distance to the Sunnyside C-Train Station.

3. THAT PRIVATE, SOUTH BACKYARD: Your private oasis in the heart of the inner-city! Southerly exposed & surrounded by mature trees with a 2-tier deck calling out for a fire table & an after-work cocktail.

4. A MAIN FLOOR, MADE FOR ENTERTAINING: If dinner parties are your vibe, this home should be on your short list! The open concept blends the kitchen + living areas seamlessly with easy access to the backyard so you can prepare appetizers, pour drinks, & still be part of the conversation while the gorgeous front dining room accommodates your guests with comfort, itâ€™s the kind of space that makes hosting feel effortless.

5. MOVE-IN READY This home not only oozes charm but is full of updates/upgrades. From fresh paint and a new front door, central AC, a new water softener, refinished deck & fencing, high-security deadbolts & new Miele washer/dryer this one is ready for its next owner

Built in 2004

Essential Information

MLS® #

A2222625

Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,583
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1617 Westmount Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3M2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Brush
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.