

# \$1,198,800 - 2035 Westmount Road Nw, Calgary

MLS® #A2239480

**\$1,198,800**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

Single Family on 0.06 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning 1-year-old modern residence nestled in the heart of West Hillhurst, one of Calgary's most coveted inner-city communities. Meticulously designed and masterfully constructed, this 2,276 square foot home (total developed space) combines sleek contemporary aesthetics with exceptional functionality, offering an elevated lifestyle in a premier location just minutes from the downtown core, Kensington, and the Bow River pathway system. Step inside and be greeted by an airy open-concept main floor wrapped in natural light, with wide-plank hardwood flooring flowing seamlessly throughout the entire home – no carpet, just clean, modern lines. The heart of the home is the chef-inspired kitchen, showcasing upgraded professional-grade appliances, including a 6-burner gas range, integrated refrigerator, built-in wall oven, and an oversized quartz island ideal for entertaining. Custom flat-panel cabinetry and designer lighting elevate the ambiance, while a walk-through pantry adds convenience and style. The living area features a sleek gas fireplace framed by built-in shelving, and opens to a dining space that comfortably hosts large gatherings. Large sliding doors connect you to a private, low-maintenance backyard with synthetic turf, minimalist landscaping, and a spacious deck – the perfect space to unwind or entertain without the hassle of upkeep. Upstairs, the primary retreat is a sanctuary of calm, featuring vaulted ceilings, a



walk-in closet with built-in organizers, and a spa-like ensuite with double vanity, heated tile floors, oversized glass shower, and a deep soaker tub. Two additional generously sized bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The fully developed basement offers versatile living space with high ceilings, a spacious rec/media room, a guest bedroom, full bathroom, and ample storage. Additional upgrades include A/C, smart home wiring, custom window coverings, and a double detached garage. This home is the perfect blend of modern elegance and low-maintenance living in one of Calgary’s finest neighborhoods. Discover the lifestyle you deserve in West Hillhurst.

(id:6289)

Built in 2024

Essential Information

Listing #	A2239480
Price	\$1,198,800
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,731
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2035 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3N1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

## Interior

Appliances	Range - Gas, Range - Electric, Dishwasher, Oven, Oven - Built-In, Humidifier, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Composite Siding, Concrete
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Pillars & Posts, Poured Concrete

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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