



# 1650 Westmount Boulevard Calgary Alberta

\$849,000

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 today! (id:6769)

3pc Bathroom 7.50 Ft x 5.25 Ft  
Laundry room 5.83 Ft x 5.50 Ft  
Bedroom 19.67 Ft x 16.58 Ft  
Furnace 5.83 Ft x 7.00 Ft  
2pc Bathroom 6.42 Ft x 4.67 Ft  
Dining room 13.58 Ft x 12.00 Ft  
Family room 11.08 Ft x 19.83 Ft  
Kitchen 9.17 Ft x 19.83 Ft

Living room 15.92 Ft x 14.67 Ft  
4pc Bathroom 6.58 Ft x 8.17 Ft  
5pc Bathroom 9.67 Ft x 10.17 Ft  
Bedroom 9.67 Ft x 17.75 Ft  
Bedroom 10.25 Ft x 13.17 Ft  
Primary Bedroom 20.25 Ft x 13.92 Ft  
Other 9.67 Ft x 5.83 Ft

Listing Presented By:



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eXp Realty

<https://anhthunguyen.exprealty.com/>



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