



## 1617 Westmount Road Calgary Alberta

\$825,000

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 (& we'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, 9' 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 chef's kitchen provides a ton of work/storage space along with a SS appliance package including a gas stove (not a fan of gas, you'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 Calgary'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. You'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...

Recreational, Games room 18.17 Ft x 16.75 Ft

Bedroom 15.50 Ft x 12.00 Ft

4pc Bathroom 8.25 Ft x 7.50 Ft

Furnace 8.67 Ft x 6.83 Ft

Kitchen 8.58 Ft x 17.17 Ft

Living room 12.50 Ft x 18.58 Ft

Foyer 6.58 Ft x 10.75 Ft

2pc Bathroom 4.25 Ft x 4.58 Ft

Primary Bedroom 19.08 Ft x 12.17 Ft

Other 7.75 Ft x 5.92 Ft

4pc Bathroom 8.58 Ft x 8.00 Ft

Bedroom 15.50 Ft x 15.00 Ft

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Listing Presented By:



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Dining room 12.67 Ft x 10.33 Ft

4pc Bathroom 8.00 Ft x 5.50 Ft