



## 2131 Westmount Road Calgary Alberta

\$999,900

Open house Saturday Sept 28th 130-330p. This rare find in West Hillhurst boasts an amazing location just minutes from downtown on a quiet street. This raised bi-level property features an outstanding holding/redevelopment lot (50' RC-2), offering the perfect income property or home office until you develop the land, with the potential for up to 8-10 units. Live upstairs or rent, live upstairs and work downstairs for a potential income of over \$4,800 per month. Completely upgraded inside and out, the home impresses with elegant quality and extraordinary curb appeal. Upon entering, you'll discover a foyer with dramatic high ceilings, setting the tone for the thoughtful design throughout. The bright and open upper level features hardwood and tile flooring, a kitchen equipped with stainless steel appliances, maple shaker cabinetry, and granite countertops. The primary suite is a true retreat, complete with a walk-in closet and a fabulous 4-piece ensuite. The lower (illegal) suite is not your typical basement—finished to the same high standards as the main floor, it feels like a genuine apartment. The lower boasts oversized windows in every room, allowing for an abundance of natural light that enhances the spacious feel of the entire living area. The design and layout ensure that the lower level is bright and welcoming, providing a comfortable and appealing living space. Each living space is completely separate, with its own laundry facilities and front and rear entrances, ensuring privacy and convenience for both levels. Nestled in booming West Hillhurst, this property is just steps away from Helicopter Park, the Bow River, Foothills Hospital, Alberta Children's Hospital, the University of Calgary, downtown, and trendy Kensington. Don't miss this exceptional opportunity to own a versatile and beautifully upgraded property in one of the most sought-after locations, of...

Primary Bedroom 3.78 M x 3.70 M  
 4pc Bathroom .00 M x .00 M  
 Bedroom 3.27 M x 2.73 M  
 4pc Bathroom .00 M x .00 M  
 Kitchen 3.27 M x 4.60 M  
 Dining room 3.47 M x 2.50 M

Kitchen 4.96 M x 3.22 M  
 4pc Bathroom .00 M x .00 M  
 Bedroom 3.25 M x 2.62 M  
 Bedroom 3.63 M x 2.80 M  
 Bedroom 3.63 M x 3.03 M  
 Laundry room 3.32 M x 2.75 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
 Maxwell Capital Realty



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Laundry room 1.55 M x 2.11 M