

**1840 Westmount Road NW**  
**Calgary, Alberta**

**MLS # A2308249**



**\$849,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,236 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Experience elevated inner-city living in this stunning residence located on one of Calgary's most renowned streets—Kensington. Perfectly positioned in the highly desirable community of Hillhurst, this home places you just minutes from downtown, the scenic Bow River, Prince's Island Park, EAU Claire Market, and countless nearby amenities, restaurants, and entertainment options. Upon entering, you are welcomed by a bright and airy open-concept main floor highlighted by soaring 9-foot ceilings, expansive windows, and a cozy fireplace that anchors the inviting living room. The adjacent balcony allows sunlight to flood the space while creating the perfect extension for indoor-outdoor living. Designed with both style and practicality in mind, the gourmet kitchen will impress any culinary enthusiast with its quartz countertops, full-height dark cabinetry, stainless steel appliances, abundant pantry storage, and oversized central island—ideal for hosting gatherings or everyday family living. At the rear of the home, the fully fenced private backyard offers a quiet outdoor retreat, perfect for enjoying a morning coffee or relaxing at the end of the day. The main level also includes a versatile flex room, providing an excellent option for a home office or additional functional living space. The upper-level features three spacious bedrooms, a dedicated laundry room, and a beautifully appointed 5-piece bathroom. The primary suite serves as a luxurious sanctuary, complete with oversized windows showcasing lovely views, a walk-in closet, and a spa-inspired 5-piece ensuite. Vaulted ceilings throughout all bedrooms enhance the sense of space and elegance. The fully finished basement further expands the home's living area with a large recreation and games room, along with an additional bedroom featuring its own

private 4-piece ensuite bathroom. This lower level is perfectly suited for guests, extended family members, or older children seeking extra comfort and privacy. Completed in 2012, this contemporary two-storey half duplex was constructed using high-quality materials and advanced building methods. Exceptional features include an ICF foundation and party wall extending to the roofline, a truncated hip roof for superior structural stability, full spray-foam insulation, built-in gutter de-icing cables, and double-pane windows. All together, these elements create one of the most impressive building envelopes available in Hillhurst. Offering more than 2,700 sq. ft. of developed living space across three fully finished levels, this exceptional property is ideal for large or multi-generational families, investors, or Airbnb entrepreneurs. With Calgary's strong rental demand and unbeatable inner-city location, this home also presents excellent income potential and future appreciation opportunities. Don't miss the chance to own this remarkable Kensington property.