

**2311 Westmount Road NW**  
**Calgary, Alberta**

**MLS # A2314753**



**\$589,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**ATTENTION INVESTORS & FIRST-TIME BUYERS!** Welcome to this exceptional 1,029 sq.ft. half-duplex bungalow located in the highly desirable community of West Hillhurst. This property is featuring a fully developed, **LEGAL BASEMENT SUITE**. The main floor boasts a spacious and bright living room, a formal dining area, and a massive kitchen equipped with a central island. Two south-facing bedrooms and a 4-piece bathroom complete this level. The lower level is a must-see: the legal suite offers 2 large bedrooms, a bright south-facing living room, a full kitchen, and a 3-piece bathroom. large, above-ground windows. Step outside to enjoy your south-facing backyard. Unbeatable location: minutes to Downtown, the University of Calgary, SAIT, and Foothills Hospital. Walking distance to shopping, schools, transit, and the scenic Bow River pathways. Book your private viewing today!