

# \$849,900 - 1914 Westmount Boulevard Nw, Calgary

MLS® #A2206705

**\$849,900**

3 Bedroom, 1.00 Bathroom, 1,278 sqft

Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

Stunning Westmount Gem with River Views

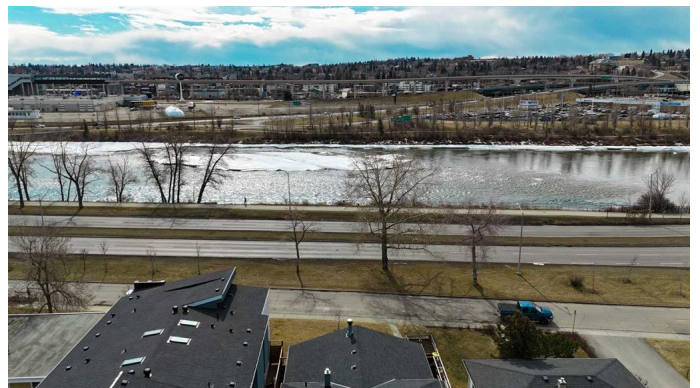
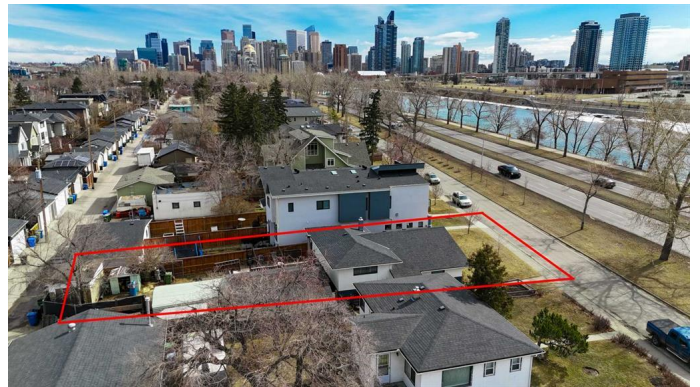
“ Steps to Downtown!

Welcome to your next exceptional investment opportunity in the highly sought-after community of Westmount! Perfectly perched to capture breathtaking river views, this property offers the rare blend of natural serenity and urban convenience. Just minutes from downtown Calgary, this home is surrounded by picturesque parks, scenic walkways, and all the charm that makes Westmount one of the city’s most desirable neighborhoods. Whether you’re looking for a prime rental property, a place to build your dream home, or a smart addition to your real estate portfolio, this location delivers unmatched potential. Enjoy easy access to bike paths, local cafes, boutique shopping, and transit—all while soaking in the peaceful atmosphere of the nearby river valley. Opportunities like this don’t come around often. Don’t miss your chance to invest in Westmount living with incredible views and unbeatable proximity to the heart of Calgary. Call today!

Built in 1955

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2206705  |
| Price     | \$849,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.15          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1914 Westmount Boulevard Nw |
| Subdivision | West Hillhurst              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2N 3G8                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | Dishwasher, Electric Range, Refrigerator |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Wood Burning                             |
| Has Basement      | Yes                                      |
| Basement          | Partial, Partially Finished              |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Lane, Back Yard, Lawn      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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