

# \$1,198,800 - 2035 Westmount Road Nw, Calgary

MLS® #A2239480

**\$1,198,800**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

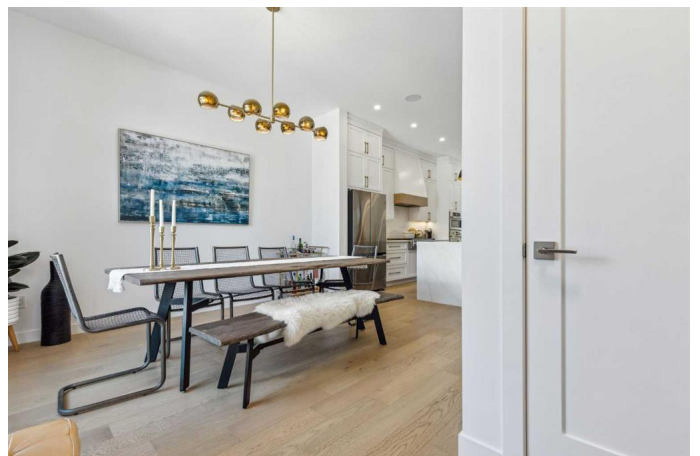
Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning 1-year-old modern residence nestled in the heart of West Hillhurst, one of Calgary's most coveted inner-city communities. Meticulously designed and masterfully constructed, this 2,276 square foot home (total developed space) combines sleek contemporary aesthetics with exceptional functionality, offering an elevated lifestyle in a premier location just minutes from the downtown core, Kensington, and the Bow River pathway system.

Step inside and be greeted by an airy open-concept main floor wrapped in natural light, with wide-plank hardwood flooring flowing seamlessly throughout the entire home — no carpet, just clean, modern lines. The heart of the home is the chef-inspired kitchen, showcasing upgraded professional-grade appliances, including a 6-burner gas range, integrated refrigerator, built-in wall oven, and an oversized quartz island ideal for entertaining. Custom flat-panel cabinetry and designer lighting elevate the ambiance, while a walk-through pantry adds convenience and style.

The living area features a sleek gas fireplace framed by built-in shelving, and opens to a dining space that comfortably hosts large gatherings. Large sliding doors connect you to a private, low-maintenance backyard with synthetic turf, minimalist landscaping, and a spacious deck — the perfect space to unwind



or entertain without the hassle of upkeep.

Upstairs, the primary retreat is a sanctuary of calm, featuring vaulted ceilings, a walk-in closet with built-in organizers, and a spa-like ensuite with double vanity, heated tile floors, oversized glass shower, and a deep soaker tub. Two additional generously sized bedrooms, a full bathroom, and a convenient laundry room complete the upper level.

The fully developed basement offers versatile living space with high ceilings, a spacious rec/media room, a guest bedroom, full bathroom, and ample storage. Additional upgrades include A/C, smart home wiring, custom window coverings, and a double detached garage.

This home is the perfect blend of modern elegance and low-maintenance living in one of Calgary’s finest neighborhoods. Discover the lifestyle you deserve in West Hillhurst.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239480    |
| Price          | \$1,198,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,731       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2035 Westmount Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N3N1                 |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Stone Counters, Steam Room, WaterSense Fixture(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Built-In Electric Range, Built-In Gas Range, Convection Oven, Humidifier                                           |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                     |
| Fireplaces        | Gas, Family Room, Mantle                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                        |

### **Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Flag Lot, Many Trees |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Brick, Composite Siding, Concrete                                                 |
| Foundation        | Poured Concrete, Pillar/Post/Pier                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 90              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.