



Inner-City Calgaryâ€™s most exciting and convenient neighbourhoods. Nestled just North of the Bow River & adjacent to DT Calgary & offering residents an eclectic mix of housing options from entry-level condos to heritage homes, original bungalows to modern infills. Youâ€™re a few blocks to the Bow River Pathway System & short walk to Riley Park, a 9-hectare urban oasis offering a wading pool, cricket pitch & beautifully maintained gardens while adjacent Kensington Village is bustling with unique shops, cafes & restaurants. Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street & Memorial Drive plus you are walking distance to the Sunnyside C-Train Station.

3. THAT PRIVATE, SOUTH BACKYARD: Your private oasis in the heart of the inner-city! Southerly exposed & surrounded by mature trees with a 2-tier deck calling out for a fire table & an after-work cocktail.

4. A MAIN FLOOR, MADE FOR ENTERTAINING: If dinner parties are your vibe, this home should be on your short list! The open concept blends the kitchen + living areas seamlessly with easy access to the backyard so you can prepare appetizers, pour drinks, & still be part of the conversation while the gorgeous front dining room accommodates your guests with comfort, itâ€™s the kind of space that makes hosting feel effortless.

5. MOVE-IN READY This home not only oozes charm but is full of updates/upgrades. From fresh paint and a new front door, central AC, a new water softener, refinished deck & fencing, high-security deadbolts & new Miele washer/dryer this one is ready for its next owner

Built in 2004

## Essential Information

MLS® #

A2222625

Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,583
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1617 Westmount Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3M2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Brush
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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