

# \$999,000 - 2312 Westmount Road Nw, Calgary

MLS® #A2265865

**\$999,000**

3 Bedroom, 4.00 Bathroom, 2,147 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

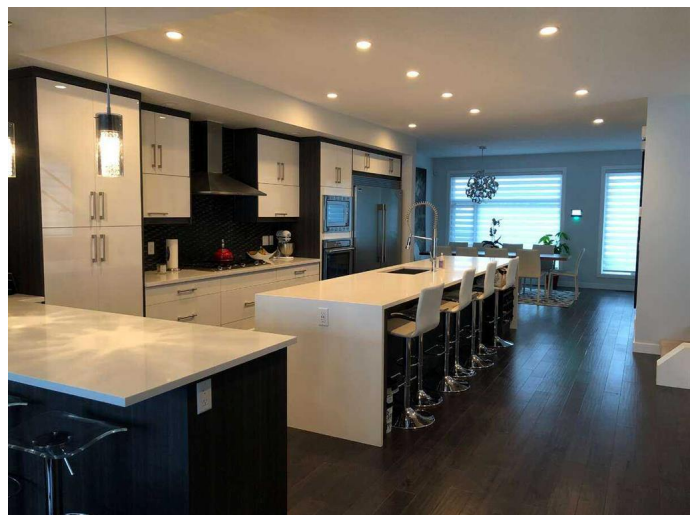
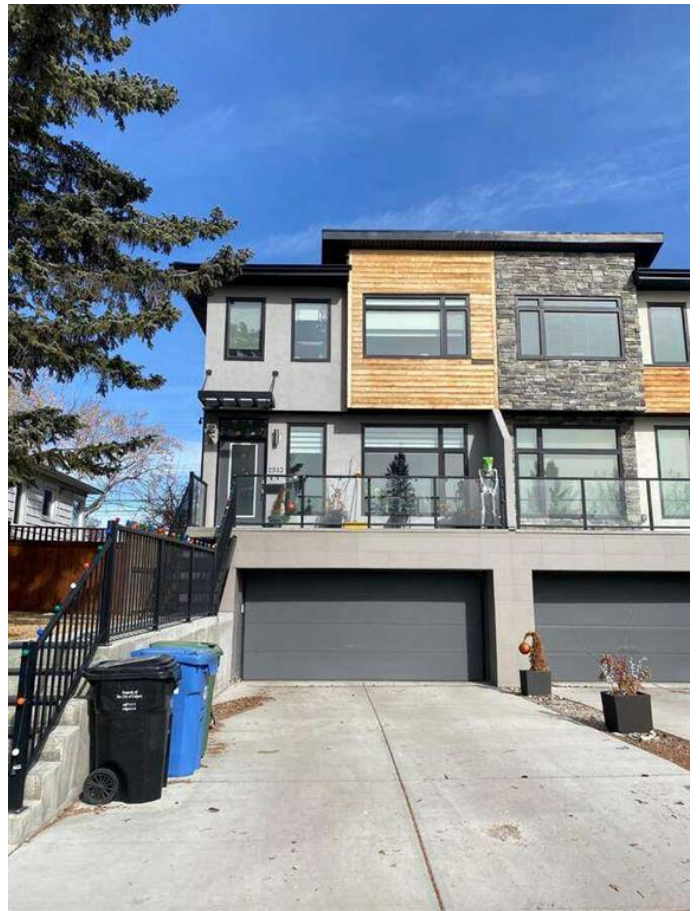
For more information, please click the "More Information" button.

Welcome to your new home! This oversized duplex is located on a fantastic street, surrounded by multiple schoolsâ€”perfect for families. The upper level features three spacious bedrooms and two generously sized bathrooms. You'll love the massive kitchen, complete with an extra-large island, double-wide fridge and freezer, built-in wine rack, and much more. The home also includes a rare inner-city feature: an attached double front garage. Beautiful home!

Built in 2015

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265865               |
| Price          | \$999,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,147                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2312 Westmount Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3N6                |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Central Vacuum, Jetted Tub                                                                            |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Window Coverings, Built-In Range, Water Softener |
| Heating           | Central, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full                                                                                                                      |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Street Lighting, Other |
| Roof              | Other                  |
| Construction      | Mixed                  |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 22                 |
| Zoning         | R-C2               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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