

**2312 Westmount Road NW  
Calgary, Alberta**

**MLS # A2276746**

**\$989,000**



<b>Division:</b>	West Hillhurst	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	2,297 sq.ft.	<b>Age:</b> 2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wet Bar		
<b>Inclusions:</b>	N/A		

\*OPEN HOUSE - Sunday Jan 18 1-3pm\* Welcome to modern inner city living in the heart of West Hillhurst, where thoughtful design meets everyday comfort. This beautifully crafted semi attached home offers over 2,800 sq ft of fully developed living space across three finished levels, along with the rare convenience of a double attached garage. Step inside to a bright, open concept main floor flooded with natural light. The front dining area is perfect for hosting and opens to a sunny balcony, creating an effortless indoor outdoor flow. At the centre of the home, the gourmet kitchen impresses with stainless steel appliances, a gas cooktop, built in oven and microwave, two tone cabinetry, and a large quartz island that invites casual meals and lively gatherings. Sleek glass railings and clean modern finishes elevate the space throughout. Upstairs, retreat to a spacious primary suite complete with a walk in closet and a spa inspired five piece ensuite featuring heated floors and a skylight that fills the room with natural light. Two additional bedrooms, a generous laundry room with sink, and multiple skylights make the upper level both functional and bright. The fully finished basement is designed for relaxing and entertaining, offering a large media room and wet bar for movie nights, game days, or hosting friends. Additional highlights include air conditioning, front and back balconies, a stylish fireplace, built in closet shelving, and central vacuum. Located just steps from the shops, restaurants, cafes like Vintage Caffeine and Made by Marcus, and pathways of Kensington. Also schools close by like Queen Elizabeth and Madeleine D'Houet. This home delivers an unbeatable inner city lifestyle with modern comfort at every turn.