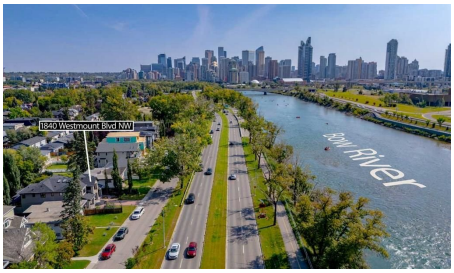
1840 Westmount Boulevard NW

Calgary | Active | MLS® A2343131

$2,499,990









Bedrooms	Bathrooms	Year Built	Living area
7	**7**	**2007**	**3,493.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Realty Focus

A closer look

YOU CAN BUILD A BIG HOUSE. YOU CAN’T RECREATE 35 YEARS OF ARTISTRY. This is not cookie-cutter luxury-it’s a one-of-one architectural residence where craftsmanship, location & lifestyle come together in a way that’s nearly impossible to replicate. Offering over 5,200 sq. ft. of total living space on an impressive 8,367 sq. ft. lot, you’re tucked along a quiet, scenic one-way street with the RIVER just across the way, while still being steps from 400+ businesses, restaurants, shops & everyday amenities. Inside, 35 years of master artistry by Kai Mortensen is showcased through exotic wood staircases, 70+ custom solid-wood doors & windows, intricate HAND-CARVED woodwork, solid hardwood and premium 1” plywood subfloors. Outside is just as unforgettable: a MASSIVE insulated 4-CAR GARAGE, 66’ RV PARKING, mature landscaping, TWO PUTTING GREENS, 4 large covered decks with cedar ceilings + 2 additional open-air decks. The home continues to deliver with 4 FIREPLACES, a main-floor bedroom and spa-inspired bathrooms with double-head steamers. Downstairs, the WALKOUT BASEMENT becomes its own private retreat with 2 bedrooms, 2 bathrooms and an incredible 770 sq. ft. private deck. And somehow, there’s still more-a pre-built foundation is already in place to accommodate approximately 900 additional sq. ft. PER FLOOR. Walk by the river. Entertain across multiple outdoor living spaces. Park the RV and four vehicles at home. Live surrounded by craftsmanship that TOOK DECADES TO CREATE. Some homes are impressive because of what they cost. This one is impressive because it simply can’t be recreated. DON'T MISS OUT!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343131
Bedrooms	7
Bathrooms	7
Year Built	2007
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	3,493.12 sq. ft.
Main Level Finished Area:	1,733.83 sq. ft.
Below Grade Finished Area:	1,745.67 sq. ft.
Acreage:	No
Lot Area:	8,363 sq. ft.
Lot Frontage:	48'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2007 (Age: 19)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	7.0 (Full:6, Half:1)
Num Ensuite Baths:	3
Plan:	2162GB
Heating:	Forced Air
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Cork, Hardwood

Cooling:	Central Air
Fireplaces:	4
Fireplace Details:	Gas
Garage:	Yes
Parking:	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Quad or More Detached, Rear Drive
Parking Places:	9
Parking Total/Covered:	9 / -
Laundry Features:	Electric Dryer Hookup, In Basement, Laundry Room, Multiple Locations, Upper Level, Washer Hookup
City Quadrant:	Northwest
Community:	Hillhurst
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 15'10" × 13'11" ·
Main Floor	Dining Room · 14'3" × 11' ·
Main Floor	Foyer · 9'5" × 5'6" ·
Main Floor	Kitchen · 23'5" × 21'11" ·
Main Floor	Mud Room · 7'5" × 5'11" ·
Upper Level	Bedroom · 15'5" × 13' ·
Upper Level	Bedroom · 11'7" × 11'6" ·
Upper Level	Bedroom · 16'2" × 15'6" ·
Upper Level	Laundry · 8' × 7'2" ·
Upper Level	Bedroom - Primary · 25'1" × 23'8" ·
2nd Floor	Walk-In Closet · 11'1" × 7'2" ·

Basement	Bedroom · 13'10" × 13'10" ·
Basement	Bedroom · 14'3" × 9'7" ·
Basement	Kitchen · 16'5" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Natural Woodwork, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Lighting, Private Yard, Storage
Patio And Porch Features:	Balcony(s), Deck, Front Porch, Patio
Lot Features:	Back Yard, Creek/River/Stream/Pond, Many Trees, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1840-westmount-boulevard-nw-calgary-a2343131/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.