2022 Westmount Road NW

Calgary | Active | MLS® A2340833

$1,275,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2027**	**2,005.24 sq. ft.**

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Listed by Prep Realty Inc.

A closer look

Welcome to West Hillhurst, where modern design meets the convenience of established inner city living. This impressive semi-detached, front drive infill offers a thoughtfully designed floor plan, clean architectural lines, generous TRIPLE PANE windows, Huge 16x21 Deck and multiple outdoor living spaces all just minutes from the Bow River, downtown, Kensington, and an array of established amenities.

A welcoming foyer creates a defined sense of arrival while providing a seamless transition into the main living spaces. The main floor features a dedicated dining area that flows naturally into the kitchen and living room, creating an ideal layout for both everyday living and entertaining.

At the heart of the home, the chef inspired kitchen balances warmth and modern refinement with natural oak accents and crisp painted cabinetry. A large center island offers casual bar seating and an integrated sink, complemented by a smart efficient appliance layout and a spacious pantry that preserves clean, uninterrupted sightlines.

At the rear of the home, the spacious living room offers a warm and inviting atmosphere centered around a gas fireplace and expansive patio door. Step outside onto the oversized deck, creating an effortless extension of the home's living and entertaining space.

Upstairs, the second level is designed with comfort and privacy in mind. The spacious primary retreat features a luxurious ensuite complete with a freestanding soaker tub, dual sinks, and a separate shower with built-in bench seating. Two additional bedrooms are thoughtfully positioned away from the primary suite and share a full bathroom. A conveniently located upper floor laundry room adds functionality to the everyday routine.

The fully developed basement provides exceptional versatility, featuring a large recreation room with a wet bar, plus a flexible office or gym space. A fourth bedroom with a walk-in closet and full bathroom makes this level ideal for guests, extended family, or additional living accommodations.

Perfectly situated in West Hillhurst, this home offers an exceptional inner-city lifestyle with the Bow River pathway system and West Hillhurst Community Centre nearby. Enjoy easy access to Kensington's shops, cafés, restaurants, and services, along with convenient connections to downtown, Foothills Medical Centre, Alberta Children's Hospital, and Memorial Drive. With a walkable neighbourhood, mature surroundings, and outstanding access to Calgary's core amenities, this is inner-city living at its best.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340833
Bedrooms	4
Bathrooms	4
Year Built	2027
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,005.24 sq. ft.
Main Level Finished Area:	968.71 sq. ft.
Upper Level Finished Area:	1,036.53 sq. ft.
Below Grade Finished Area:	787.54 sq. ft.
Acreage:	No
Lot Area:	2,677 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2027 (Age: -)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	51510
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 16'6" × 10' ·

Main Floor	Kitchen · 13'10" × 8'5" ·
Main Floor	Living Room · 20'1" × 17'10" ·
Main Floor	Foyer · 10'3" × 7'7" ·
Main Floor	Dining Room · 12'7" × 8'11" ·
2nd Floor	Bedroom · 13'7" × 11'8" ·
2nd Floor	Bedroom · 13'7" × 9'9" ·
2nd Floor	Laundry · 9' × 5'9" ·
2nd Floor	Hall · 17'4" × 7' ·
2nd Floor	Bedroom - Primary · 17'7" × 12'7" ·
2nd Floor	Walk-In Closet · 9' × 6'11" ·
Basement	Bedroom · 13'4" × 10'9" ·
Basement	Game Room · 26'9" × 19' ·
Basement	Walk-In Closet · 5'4" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Sump Pump(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees, No Neighbours Behind, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2

Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2022-westmount-road-nw-calgary-a2340833/

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