

# \$1,198,800 - 2035 Westmount Road Nw, Calgary

MLS® #A2239480

**\$1,198,800**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

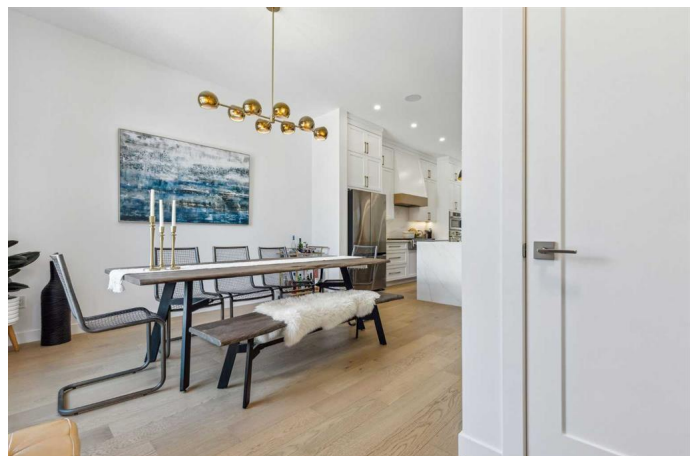
Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning 1-year-old modern residence nestled in the heart of West Hillhurst, one of Calgary's most coveted inner-city communities. Meticulously designed and masterfully constructed, this 2,276 square foot home (total developed space) combines sleek contemporary aesthetics with exceptional functionality, offering an elevated lifestyle in a premier location just minutes from the downtown core, Kensington, and the Bow River pathway system.

Step inside and be greeted by an airy open-concept main floor wrapped in natural light, with wide-plank hardwood flooring flowing seamlessly throughout the entire home — no carpet, just clean, modern lines. The heart of the home is the chef-inspired kitchen, showcasing upgraded professional-grade appliances, including a 6-burner gas range, integrated refrigerator, built-in wall oven, and an oversized quartz island ideal for entertaining. Custom flat-panel cabinetry and designer lighting elevate the ambiance, while a walk-through pantry adds convenience and style.

The living area features a sleek gas fireplace framed by built-in shelving, and opens to a dining space that comfortably hosts large gatherings. Large sliding doors connect you to a private, low-maintenance backyard with synthetic turf, minimalist landscaping, and a spacious deck — the perfect space to unwind



or entertain without the hassle of upkeep.

Upstairs, the primary retreat is a sanctuary of calm, featuring vaulted ceilings, a walk-in closet with built-in organizers, and a spa-like ensuite with double vanity, heated tile floors, oversized glass shower, and a deep soaker tub. Two additional generously sized bedrooms, a full bathroom, and a convenient laundry room complete the upper level.

The fully developed basement offers versatile living space with high ceilings, a spacious rec/media room, a guest bedroom, full bathroom, and ample storage. Additional upgrades include A/C, smart home wiring, custom window coverings, and a double detached garage.

This home is the perfect blend of modern elegance and low-maintenance living in one of Calgary’s finest neighborhoods. Discover the lifestyle you deserve in West Hillhurst.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239480    |
| Price          | \$1,198,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,731       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2035 Westmount Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N3N1                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Steam Room, Stone Counters, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s) |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Humidifier, Built-In Electric Range                                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                     |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                        |

### **Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Flag Lot |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Brick, Composite Siding, Concrete                                                 |
| Foundation        | Poured Concrete, Pillar/Post/Pier                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 70              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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