

# \$1,289,900 - 2035 Westmount Road Nw, Calgary

MLS® #A2239480

**\$1,289,900**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

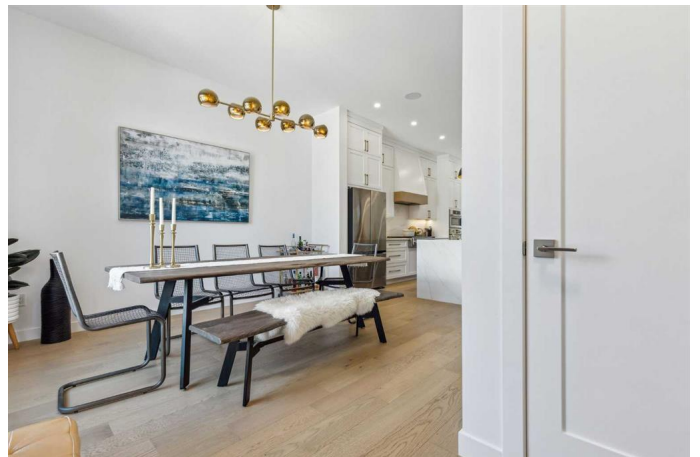
Residential on 0.06 Acres

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 2023

**Essential Information**

MLS® #	A2239480
Price	\$1,289,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,731
Acres	0.06
Year Built	2023
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 Electric Range, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Convection Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	July 14th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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