



**GRASSROOTS**

REALTY GROUP

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**2219 Westmount Road NW  
Calgary, Alberta**

**MLS # A2288897**

**\$760,000**



<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Stand up Freezer, universal gym and tread mill

Welcome to West Hill Hurst ! Situated in one of Calgary's most desirable inner city family friendly neighborhood's, Unique Architect designed and lived in, showcases a impressive views of downtown and a thoughtful blend of style and functionality, complemented by a well appointed kitchen and dining area ideal for gatherings. Upstairs primary suite features a generous walk in closet and spa- inspired ensuite with a soaker tub and separate glass shower. A bonus reading nook and custom book shelves. A fully developed lower level extends the living space with a versatile recreation room, quest bed room, and 2 piece bathroom, with room for a workshop or office. Outside enjoy a fully fenced back yard and double garage with lane access. 4 Camera Security system and separate hard drive, Close proximity to the Bow River, down town, SAIT, and the University of Calgary. West Hillhurst offers the perfect blend of convenience, recreation and community .