



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1840 Westmount Boulevard NW
Calgary, Alberta

MLS # A2343131



\$2,499,990

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,493 sq.ft.	Age:	2007 (19 yrs old)
Beds:	7	Baths:	6 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, I		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	N/A		

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!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Realty Focus. Information is believed to be reliable but not guaranteed.