



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2409 Westmount Road NW  
Calgary, Alberta

MLS # A2344862



**\$1,399,999**

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | West Hillhurst             |        |                   |
| Type:     | Residential/House          |        |                   |
| Style:    | 2 and Half Storey          |        |                   |
| Size:     | 2,507 sq.ft.               | Age:   | 2008 (18 yrs old) |
| Beds:     | 4                          | Baths: | 4 full / 1 half   |
| Garage:   | Double Garage Detached     |        |                   |
| Lot Size: | 0.08 Acre                  |        |                   |
| Lot Feat: | Back Yard, Rectangular Lot |        |                   |

|             |                                                                                                                                                                                                          |            |      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                                                                                                               | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                                          | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                                     | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame                                                                                                                                                                                | Zoning:    | R-C2 |
| Foundation: | Poured Concrete                                                                                                                                                                                          | Utilities: | -    |
| Features:   | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |            |      |
| Inclusions: | Blinds, Curtains, Storage Shed, TV Wall mount, Garage Shelving                                                                                                                                           |            |      |

There are homes that simply offer space, and then there are homes that become the backdrop for life's most meaningful moments. Welcome to this exceptional detached family home in the heart of West Hillhurst, where timeless design, thoughtful craftsmanship, and an unbeatable location come together to create a place you'll be proud to call home. From the moment you arrive, the stunning curb appeal and beautifully maintained front yard create a warm first impression. Built in 2008 and offering over 3,450 square feet of developed living space, this 2½-storey home has been designed with family living in mind. Large windows fill the main floor with natural light, creating an inviting atmosphere throughout the spacious living and dining areas. At the heart of the home, the beautifully appointed kitchen is sure to become everyone's favourite gathering place, featuring granite countertops, stainless steel appliances, a large island, abundant cabinetry, and exceptional workspace. A striking double-sided fireplace connects the living and dining spaces, creating warmth and ambiance for family dinners, holiday celebrations, and quiet evenings at home. Step outside to the private, fully fenced backyard where summer barbecues, children's playtime, and evenings spent with friends and family await. The detached double garage provides convenience while still allowing for a charming outdoor retreat. Upstairs, the second level offers three generous bedrooms, including a stunning primary suite designed as a peaceful escape at the end of the day. Complete with a spacious walk-in closet and a luxurious ensuite featuring a double vanity, soaking tub, and separate shower, this is a space you'll look forward to coming home to. Two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry complete this level. The third floor is a true standout feature and

offers incredible flexibility for growing families. Whether it's movie nights, a games room, home office, teen retreat, fitness space, or a combination of all four, this expansive family room and additional bathroom create the perfect bonus space to adapt as your family's needs evolve. The fully finished basement extends the living space even further with a large recreation room, an additional bedroom, and a full bathroom, making it ideal for guests, older children, or multi-generational living. Perfectly situated in one of Calgary's most sought-after inner-city communities, you'll love being just minutes from schools, parks, pathways, the Bow River, Kensington, downtown, and countless amenities. West Hillhurst is known for its strong sense of community, family-friendly atmosphere, and access to everything that makes Calgary living so special. This is more than just a beautiful home. It's a place where birthdays are celebrated, holidays are shared, friendships are built, and memories are made for years to come.