

# \$774,900 - 2020 Westmount Road Nw, Calgary

MLS® #A2220080

**\$774,900**

4 Bedroom, 2.00 Bathroom, 818 sqft

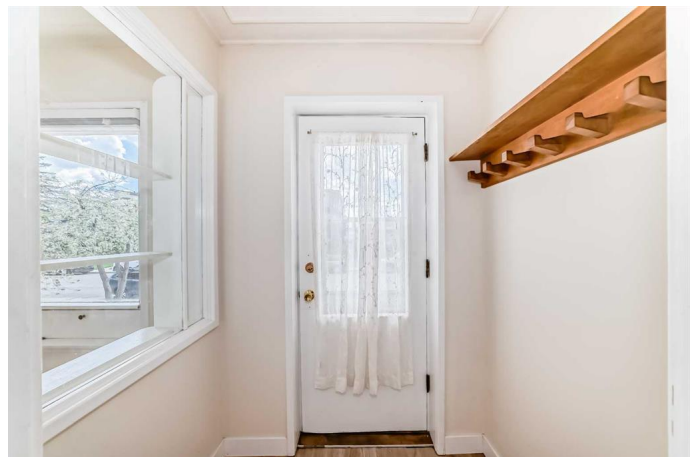
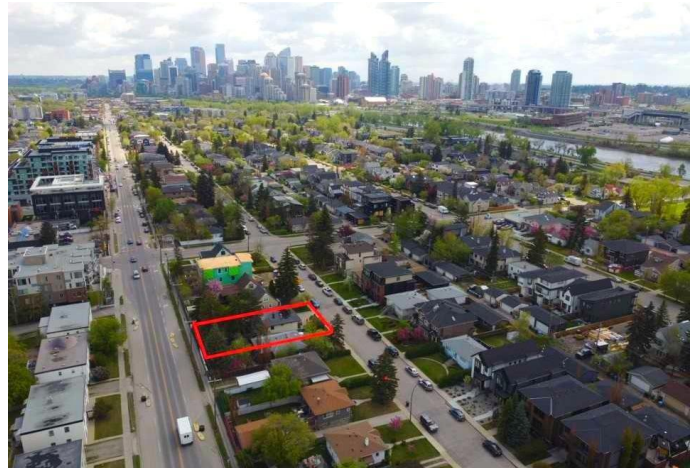
Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

ATTENTION builders/Investors!! Welcome to this solid 1951-built bungalow with an ILLEGAL SUITE, making an excellent investment/holding property for a future development site. Situated on a 50x107 lot, located in the highly sought-after community of WEST HILLHURST, this home sits on a large treed lot with trendy caf  s, restaurants, and shopping just steps from your door. The main floor features a BRIGHT SOUTH-FACING living room, mocha cabinetry in the kitchen, a gas stove, stackable laundry, and a cozy dining area. Two bedrooms and a 4-piece bath complete the upper level. The lower level includes a separate entrance and is equipped with a full-size stove, fridge, microwave, stackable washer/dryer, along with a comfortable dining space, living room, and home office area. You      also find two additional bedrooms and another 4-piece bath, making it ideal for tenants or extended family. Enjoy the PRIVATE, FENCED BACKYARD with mature trees, plus an ATTACHED SINGLE CAR GARAGE, triple-length driveway, and a wide front sidewalk for extra convenience. Recent updates include the water heater (2020). This is a rare opportunity to own in one of Calgary    s most desirable inner-city neighborhoods      don      miss out!

Built in 1951

## Essential Information



MLS® #	A2220080
Price	\$774,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2020 Westmount Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3M9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Smoking Home, Separate Entrance, Track Lighting
Appliances	Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot,

	Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	May 18th, 2025
Days on Market	30
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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