

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

MLS® #A2220080

\$774,900

4 Bedroom, 2.00 Bathroom, 818 sqft

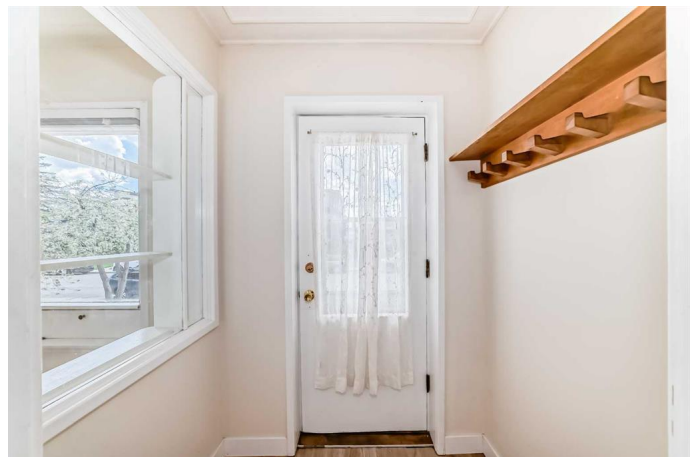
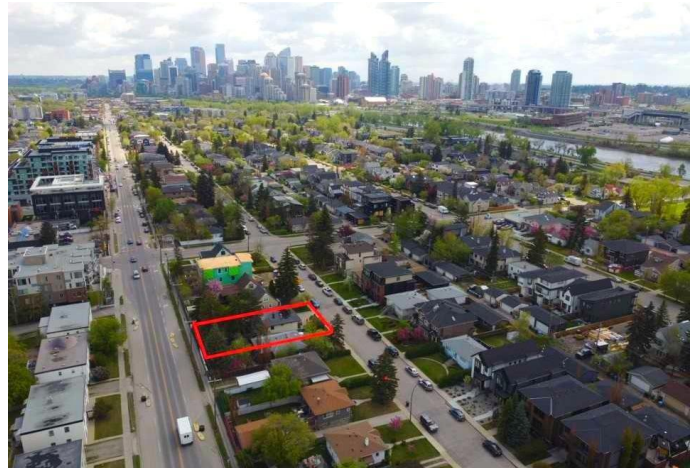
Residential on 0.12 Acres

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   ll 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   t 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 | 31 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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