\$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 cafés, 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'II 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 neighborhoodsâ€"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 28

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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