

**2020 Westmount Road NW
Calgary, Alberta**

MLS # A2220080



\$799,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	818 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Separate Entrance, Track Lighting		

Inclusions: N/A

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 that backs directly onto Kensington Road, 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 with a comfortable dining space, living room, and home office spot with chalk board. 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 neighbourhoods—don't miss out!