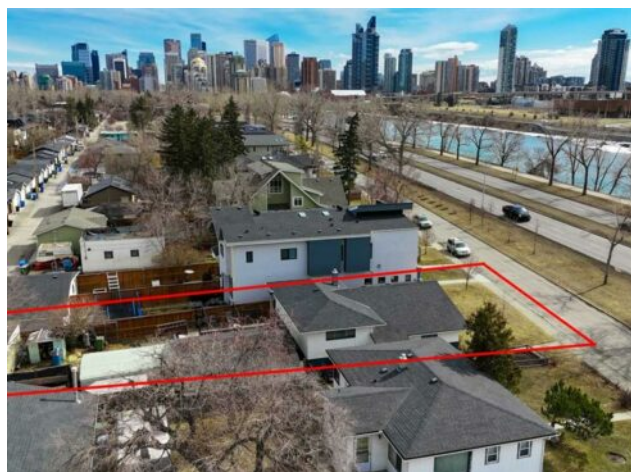


**1914 Westmount Boulevard NW
Calgary, Alberta**

MLS # A2206705



\$849,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,278 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Stunning Westmount Gem with River Views & Steps to Downtown! Welcome to your next exceptional investment opportunity in the highly sought-after community of Westmount! Perfectly perched to capture breathtaking river views, this property offers the rare blend of natural serenity and urban convenience. Just minutes from downtown Calgary, this home is surrounded by picturesque parks, scenic walkways, and all the charm that makes Westmount one of the city's most desirable neighborhoods. Whether you're looking for a prime rental property, a place to build your dream home, or a smart addition to your real estate portfolio, this location delivers unmatched potential. Enjoy easy access to bike paths, local cafes, boutique shopping, and transit—all while soaking in the peaceful atmosphere of the nearby river valley. Opportunities like this don't come around often. Don't miss your chance to invest in Westmount living with incredible views and unbeatable proximity to the heart of Calgary. Call today!