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1840 Westmount Boulevard NW Calgary, Alberta

MLS # A2255024

$2,649,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,485 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	7	**Baths:**	6 full / 1 half
Garage:	Alley Access, Off Street, Quad or More Detached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	In Floor, Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Primary Downstairs, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

This extraordinary custom estate offers over 5,200 sq. ft. of total living space, situated on a massive 179' deep lot, plus more than 1,100 sq. ft. of covered outdoor areas, all with sweeping views of the Bow River and downtown skyline. From the foyer, the craftsmanship is immediately evident with over 8,000 board feet of maple millwork, solid maple doors, Brazilian walnut floors, and exotic hardwoods such as tiger wood, bird’s-eye maple, ebony, kaiju, walnut, and cherry, all installed by master artisans. The main floor offers a front-facing primary bedroom with a private ensuite with jetted shower and tub, and in-floor heat. A formal dining space or office, and a showpiece kitchen appointed with a Wolf gas range, Sub-Zero fridge, Bosch dishwasher, walk-in pantry, curved cabinetry, beveled granite counters, and a custom removable island table. The adjoining living room is anchored by a fireplace and opens seamlessly to expansive covered decks with cedar ceilings and stamped concrete, creating year-round indoor-outdoor living. Upstairs, four bedrooms include two full primary suites with fireplaces and spa-inspired ensuites, while the main retreat enjoys a sitting area, walk-in closet, heated floors, jetted tub, and steam shower. Another primary bedroom with an ensuite, two additional beds with a jack-and-jill bath, one with a built-in fireplace, a wet bar, which leads out to the balcony with skyline views, and a laundry room complete the second level. The fully developed walk-out/walk-up basement offers a recreation room, kitchenette, two more bedrooms, and two bathrooms, all warmed by in-floor heating with direct access to covered patios. Outside, six distinct decks and patios surround the real-stone exterior, complemented by a finished four-car garage with skylights, a 66’ RV pad, stamped-concrete driveway, and rear alley access with space for lots of vehicles.

Recent upgrades include a new roof, downspouts, custom putting green landscaping, and central A/C (2025), while a pre-poured foundation provides a ready-to-build addition (with city of Calgary Permit Approval). Surrounded by multi-million-dollar homes and set directly across from downtown Calgary, this rare riverfront property combines artisanal detail, scale, and location in a way that defines luxury living. Nestled just steps away from parks, trendy restaurants, and bars, this residence provides a serene escape in the vibrant Kensington district. Its proximity to the Bow River, downtown, the University of Calgary, SAIT, and Foothills Hospital makes it ideal. With easy access to Memorial Drive and Crowchild Trail, this is your opportunity to call this magnificent property your own. Don't hesitate to call today!

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