



THE
A-TEAM

**RE/MAX
FIRST**

1717 WESTMOUNT Road #10, Calgary T2N 3M4

MLS® #: **A2115457**

Area: **Hillhurst**

Listing Date: **03/18/24**

List Price: **\$225,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1966**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **493**
Low Sqft:
Ttl Sqft: **493**

DOM

62
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Common,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`8" x 36`9"	Living/Dining Room Combination	Main	36`9" x 49`6"
Entrance	Main	16`1" x 22`8"	Bedroom - Primary	Main	29`10" x 36`5"
Storage	Main	13`1" x 15`1"	4pc Bathroom	Main	
Balcony	Main	7`10" x 33`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$388

Fee Simple

M-CG d72

Fee Freq:

Monthly

Legal Desc:

0010280

Remarks

Pub Rmks:

Attention Investors!!! This prime opportunity steps away from the vibrant Kensington community offers exceptional value. Nestled in the prestigious Hillhurst/Kensington area, this one-bedroom condo provides a taste of millionaire living, rubbing elbows with hockey players and local celebrities. Recently renovated, this unit boasts upgraded flooring, paint, doors and lighting, catering perfectly to the dynamic lifestyle of young professionals and active couples. Enjoy cozy evenings on the couch or outdoor adventures by the river, with smart modification maximizing space efficiency and ample storage. Benefit from convenient amenities including parking, coin-operated laundry, and proximity to parks, transit, dining and entertainment. Just a 10-minute drive to key destinations like Foothills Hospital, Children's Hospital, University of Calgary, and more, this location offers the best of urban living and convenience.

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





