



THE
A-TEAM

**RE/MAX
FIRST**

7 WESTPARK Common #210, Calgary T3H 0Y4

MLS® #: **A2165242** Area: **West Springs** Listing Date: **09/12/24** List Price: **\$435,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,117**
 Low Sqft:
 Ttl Sqft: **1,117**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 10`4"	Kitchen	Main	8`4" x 18`3"
Living Room	Main	10`11" x 12`9"	2pc Bathroom	Main	5`4" x 4`7"
Bedroom - Primary	Upper	10`11" x 10`8"	Bedroom	Upper	7`10" x 12`3"
4pc Bathroom	Upper	7`10" x 4`11"	5pc Ensuite bath	Upper	7`6" x 7`11"
Loft	Upper	12`3" x 9`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$555

Fee Simple

R-2M

Fee Freq:

Monthly

Legal Desc: 1412829

Remarks

Pub Rmks: **Welcome to this stunning 2-storey condo located in the sought-after community of West Springs! As you enter, you're greeted by a bright and inviting living space, designed with an open concept that seamlessly blends the living room, dining area, and kitchen. Perfect for both entertaining and everyday living, the kitchen stands out with its modern touches, including sleek quartz countertops, stainless steel appliances, and durable vinyl plank flooring. Step through the patio doors onto the balcony, where you can enjoy views of the central courtyard. The main floor also features a convenient 2-piece bath and laundry room for added functionality. Upstairs, the second level offers two spacious bedrooms, thoughtfully designed for comfort. The primary bedroom includes a walk-through closet leading to a luxurious 5-piece ensuite, complete with dual vanities, a soaker tub, and a separate shower. The second bedroom has its own 4-piece bath, providing privacy and convenience. A bonus loft area offers flexible space that can be used as a home office, cozy reading nook, or play area. This unit comes with a titled parking stall for secure and easy access, while the well-managed complex ensures low-maintenance, stress-free living. Located in the heart of West Springs, you'll have schools, shopping, transit, and urban conveniences just moments away, making this home the perfect blend of comfort and connectivity.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







