



THE
A-TEAM

**RE/MAX
FIRST**

2 WESTBURY Place #110, Calgary T3H 5B6

MLS®#: **A2177604**

Area: **West Springs**

Listing Date: **11/12/24**

List Price: **\$565,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,617**
Low Sqft:
Ttl Sqft: **1,617**

DOM

9

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Chandelier,Double Vanity,French Door,Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`9" x 5`7"
Dining Room	Main	9`0" x 9`9"
4pc Bathroom	Second	4`11" x 9`4"
Bedroom	Second	10`6" x 10`11"
Bedroom - Primary	Second	12`11" x 16`6"
Laundry	Second	3`4" x 4`11"

Room	Level	Dimensions
Kitchen	Main	10`11" x 13`0"
Living Room	Main	12`11" x 16`9"
Bedroom	Second	10`10" x 10`11"
5pc Ensuite bath	Second	9`5" x 10`6"
Game Room	Basement	11`7" x 18`10"

Legal/Tax/Financial

Condo Fee:
\$596

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0214263**

Remarks

Pub Rmks: **Wow, talk about move in ready. Everything has been done, there is nothing to do but move in and enjoy this lifestyle. Located across from a park and close to all amenities, this home will allow you to park your car and walk and enjoy this amazing community. As you enter notice the updated paint on not only the walls but also on the trim, doors and ceilings. The gorgeous laminate flows through the majority of the main level. Peak around the corner and fall in love with the pretty renovated kitchen, including cabinets, stainless appliances, light fixtures, sink & faucet, backsplash and gorgeous quartz. You will appreciate the open concept design. The living room has a corner feature fireplace with renovated tile surround. The dining room, with an updated chandelier, has a patio door leading out to your private deck & outdoor space. Take note of how many windows this home has, making it bright and cheery. There are also updated window coverings. The 2 piece bathroom has been redone with an adorable vanity & sink. The toilet and faucet have also been replaced. Make your way upstairs and notice the upgraded carpet & cushy underlay. The primary bedroom is huge and the ensuite is stunning. Perfectly renovated with gorgeous tile, vanity and quartz. Look at how beautiful the backsplash is. The walk-in closet is a dream. The laundry room is conveniently located on this upper floor. The main bathroom is every bit as stunning as the rest of this renovated home and features yet more quartz. There are two more generous bedrooms on this level, perfect for a larger family, a roommate or maybe a spacious home office. Make your way down to the basement and here you will find a large flex room with more upgraded carpet and underlay. This area would make a great media room & gym. There is an updated hot water tank, humidifier, vacuum system and light fixtures. The list goes on and on and to top it all off there is an attached double car garage! This well maintained home has over 2000 square feet of developed living space.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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











