



THE
A-TEAM

**RE/MAX
FIRST**

7 WESTPARK Common #220, Calgary T3H 0Y4

MLS® #: **A2177750**

Area: **West Springs**

Listing Date: **11/08/24**

List Price: **\$439,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 04-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,122**
Low Sqft:
Ttl Sqft: **1,122**

DOM

43
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: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stucco, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 10`0"	Kitchen	Main	18`3" x 9`0"
Dining Room	Main	10`9" x 8`0"	Bedroom - Primary	Upper	10`8" x 11`0"
Bedroom	Upper	10`0" x 7`11"	Den	Upper	8`3" x 6`6"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
2pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$555

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 1412829

Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! Nested in the sought-after community of West Springs, this well-maintained 2 BEDS + 2.5 BATHS 2-storey unit offers you the living space and feel of a townhouse with the convenience and lifestyle of an apartment. Condo fee included Heat and Water. As you enter, you will enjoy the welcoming foyer and the bright open concept living space blending the entertain area and the Dining area with 9' ceiling and luxury vinyl plank throughout. The modern Kitchen features sleek white quartz countertops, stainless steel appliances, an oversized island and tons of cabinet space! The main floor also boasts a good-sized balcony, a 2-piece Bathroom and a laundry room with a stackable washer/dryer and extra storage space. NEW luxury vinyl plank flooring is installed on the stairs and upper level (2024). The spacious Primary bedroom is complete with a upgraded 5-piece ensuite (Soaker tub and Double vanity) and a walk-thru closets. A good-sized second Bedroom, a 4-piece Bathroom and a versatile Den with new light fixture complete the second level. The complex is steps away from a lot of urban amenities, including No Frills, Co-op, Shoppers Drug Mart, many trendy restaurants, your daily coffee shops and fitness centers. It is within walking distance to the bus stops and some of the best schools in Calgary (West Ridge School, West Spring School and St. Joan of Art School), within 5 minutes drive to LRT stations and within 15 minutes drive to downtown. It's perfect for living in or renting out! Book a showing today before it's gone!**

Inclusions: N/A

Property Listed By: Jessica Chan Real Estate & Management Inc.

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









