



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 WESTWOOD Drive #122, Calgary T3C 3T9**

MLS® #: **A2180286**

Area: **Westgate**

Listing Date: **11/20/24**

List Price: **\$235,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area  
Abv Sqft: **630**  
Low Sqft:  
Ttl Sqft: **630**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking  
Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Carport,Off Street,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Aluminum Siding ,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`6" x 5`0"	Kitchen	Main	7`5" x 8`6"
Dining Room	Main	7`10" x 8`3"	Living Room	Main	11`10" x 15`8"
Bedroom - Primary	Main	10`1" x 12`2"	Storage	Main	4`10" x 5`5"
4pc Bathroom	Main	4`11" x 7`10"	Other	Main	8`9" x 15`6"

Legal/Tax/Financial

Condo Fee:  
**\$385**

Title:  
**Fee Simple**

Zoning:  
**DC (Pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **8211297**

Remarks

Pub Rmks: **\*In-suite laundry just installed - brand new European washer / dryer\* Opportunity knocks in Westgate! This updated main floor 1-bedroom condo features a spacious bedroom, in-suite storage, stainless steel appliances (only a few years old!), modern flooring, a large patio - and reasonable fees! Why rent when you can have your own place at this price point? Or, buy it as an investor and have your tenants pay your mortgage. Perfectly located for C-Train access, this condo is also less than 10 minutes to Mount Royal University and less than 15 minutes to downtown. The efficient galley kitchen leads to a spacious dining room and living room with direct access to your large patio. The primary bedroom features double closets and the same updated flooring throughout the main living space. Sandhurst Village is in the final stages of a major exterior renovation project - buy now and take advantage of this revitalized building. Make sure you also check out the exercise room on the third floor.**

Inclusions: **n/a**  
Property Listed By: **CIR Realty**

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







