



THE
A-TEAM

**RE/MAX
FIRST**

550 WESTWOOD Drive #225, Calgary T3C 3T9

MLS®#: **A2188669**

Area: **Westgate**

Listing Date: **01/18/25**

List Price: **\$250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **831**
Low Sqft:
Ttl Sqft: **831**

Assigned,Carport

DOM

4

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`10" x 7`10"	Dining Room	Main	8`3" x 10`4"
Living Room	Main	15`5" x 10`2"	Foyer	Main	8`3" x 5`0"
Storage	Main	5`7" x 4`10"	Balcony	Main	15`5" x 4`8"
Bedroom - Primary	Main	12`7" x 10`9"	Bedroom	Main	14`1" x 10`2"
4pc Bathroom	Main	10`9" x 5`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$521

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: **8211297**

Remarks

Pub Rmks: **Welcome to this freshly updated 2-bedroom, 1-bath corner unit in a fantastic location—just steps from the CTrain, shopping, and amenities! This vacant and move-in-ready condo features brand-new paint, laminate flooring, and updated light fixtures throughout. The efficient kitchen boasts stainless steel appliances, ample storage, and generous counter space, seamlessly flowing into the open-concept living and dining area. A spacious balcony provides a private outdoor retreat. The primary bedroom includes a convenient sneak-door access to the four-piece bath, while the second bedroom offers plenty of space for guests or a home office. Enjoy added convenience with a large laundry room on the same floor, a fitness center on the 3rd floor, secure bike storage, and an assigned outdoor parking spot. Previously rented for \$1,950/month + utilities, this is an excellent opportunity for investors and first-time buyers alike! Book your showing today!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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





