



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 WESTPARK Common #208, Calgary T3H 0Y4**

MLS® #: **A2189514**      Area: **West Springs**      Listing Date: **01/25/25**      List Price: **\$414,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,108**  
 Low Sqft:  
 Ttl Sqft: **1,108**

DOM

**7**  
Layout  
 Beds: **2 (2)**  
 Baths: **2.5 (2 1)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator**  
 Int Feat: **Kitchen Island, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`0" x 7`6"	Kitchen	Main	8`3" x 18`3"
Living Room	Main	11`0" x 14`9"	Foyer	Main	5`4" x 9`9"
2pc Bathroom	Main	5`4" x 4`6"	Bedroom - Primary	Second	11`0" x 9`11"
5pc Ensuite bath	Second	7`7" x 7`11"	Bedroom	Second	7`11" x 12`4"
4pc Bathroom	Second	7`11" x 4`11"	Family Room	Second	12`4" x 10`1"

Legal/Tax/Financial

Condo Fee:  
**\$574**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X1**

Legal Desc: **1412829**

Remarks

Pub Rmks: **Welcome to this beautifully crafted 2-storey condo in the desirable community of West Springs, Calgary. Featuring 2 bedrooms, a den, and 2.5 bathrooms, this property offers modern finishes, thoughtful design, and an unbeatable location close to everything you need. Inside, the open floor plan on the main level boasts sleek laminate flooring throughout. The kitchen is a standout, complete with granite countertops, a large island for meal prep or casual dining, and ample cabinetry. This home also features a private balcony, perfect for relaxing or enjoying the fresh air. Upstairs, you will find cozy carpeting in the bedrooms and bonus room. The spacious primary bedroom is a serene retreat, featuring double closets and a luxurious 5-piece ensuite with a double vanity, a separate shower, and a relaxing soaker tub. The second bedroom is equally impressive, with its own 4-piece bathroom—ideal for guests or family. The bonus room provides additional living space, perfect for a family room or play area. Freshly painted within the last year, this condo also features in-suite laundry and a convenient 2-piece bathroom on the main level. A secure underground parking stall adds extra convenience to your day-to-day life. Step outside, and you will find yourself backing onto a beautiful pathway, ideal for evening strolls, bike rides, or outdoor adventures. Living in West Springs means being part of a vibrant community with top-rated schools, local parks, shopping centers, and a variety of restaurants all within easy reach. For outdoor enthusiasts, the nearby green spaces and recreational facilities make this location truly special. Don't miss your chance to call this fantastic 2-storey condo home—schedule your private viewing today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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







