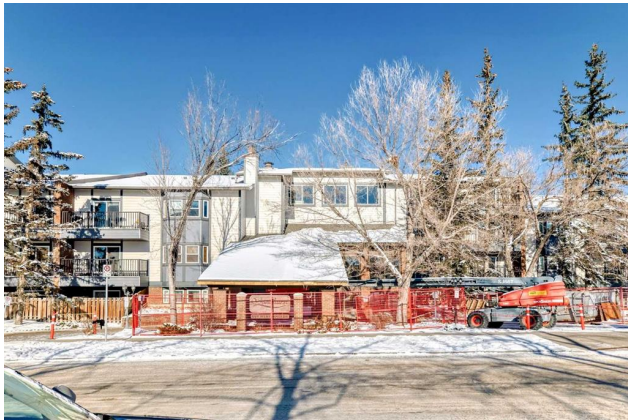




550 WESTWOOD Drive #206, Calgary T3C 3T9

MLS® #: **A2194112** Area: **Westgate** Listing Date: **02/12/25** List Price: **\$250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **1981**
 Year Built:
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

DOM
10
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Other Stall**

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Stucco,Wood Frame,Wood Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|--------------------|-------------|------------------------|
| 4pc Bathroom | Main | 0`0" x 0`0" | Living Room | Main | 15`11" x 11`11" |
| Dining Room | Main | 9`8" x 7`11" | Kitchen | Main | 8`7" x 7`5" |
| Bedroom - Primary | Main | 14`4" x 11`0" | Bedroom | Main | 11`6" x 10`11" |
| Storage | Main | 4`11" x 4`8" | | | |

Legal/Tax/Financial

Condo Fee: **\$533** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**
 Legal Desc: **8211297**

Remarks

Pub Rmks: **Welcome to your perfect urban retreat! This beautifully maintained, freshly painted 2-bedroom, 1-bathroom condo is ready for you to move into. The open-concept layout features a spacious living area, a sleek gallery kitchen that boasts stainless steel appliances, stone countertops, and ample cabinet space. The bedroom is generously sized with a large walk-through closet that leads into the bathroom. Enjoy using the Fitness Centre and the Common Laundry Room is on your floor so you don't have far to go. Conveniently located close to the C-Train station, Sarcee Trail is easy to access, and easy to get to Downtown. Call your favourite Realtor today to book your private viewing.**

Inclusions: **N/A**

Property Listed By: **Century 21 Masters**

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









