

## 210, 7 Westpark Common SW Calgary, Alberta

**MLS # A2228089**



# \$414,888

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** none

Welcome to this rare and spacious multi-level condo in the heart of West Springs—offering the best of both worlds: the feel of a townhome with the ease of condo living. With 2 bedrooms, 2.5 bathrooms, a versatile den/flex space, and two private entrances, this home is a standout in the market. Step into a bright, modern space featuring a sleek kitchen with a large island, open living and dining areas, and direct access to your private balcony—perfect for your morning coffee or relaxing evenings. Also on the main level: a convenient half bath and in-suite laundry for everyday ease. Upstairs, the flex space is ideal for a home office, reading nook, or second lounge area. You’ll also find a spacious second bedroom, a full 4-piece bathroom, and a luxurious primary suite with walk-in closet and 5-piece ensuite complete with a soaker tub and separate glass shower. Enjoy two private entrances, offering added flexibility and privacy. Located just steps from top-rated schools, popular cafes and restaurants like Una Pizza and Deville Coffee, as well as Hot Shop Yoga and Anytime Fitness. Major grocery stores are nearby, and with quick access to the West Calgary Ring Road, commuting across the city is a breeze.

Highlights: • Unique 2-storey layout that lives like a townhouse • 2 bedrooms + den and 2.5 bathrooms • Two entrances • Walkable to shops, gyms, restaurants, schools, and groceries • Well-managed condo with strong reserve contributions • Easy access to major roads and downtown • Quick possession available