

**220, 7 Westpark Common SW
Calgary, Alberta**

MLS # A2306766



\$388,800

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,122 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2M
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: NA

Welcome to this well-maintained 2-bedroom, 2.5-bathroom two-storey unit offers the spacious feel of a townhouse with the convenience of condo living. Condo fees include heat and water, adding excellent value. Step inside to a welcoming foyer that opens into a bright, open-concept living and dining space featuring 9’ ceilings and luxury vinyl plank flooring throughout. The modern kitchen update with newer cabinets, white quartz countertops, stainless steel appliances, an oversized island, and ample cabinet space. The main floor also includes a good-sized balcony, a convenient 2-pcc bathroom, and a laundry room with stackable washer/dryer and extra storage. Upstairs, NEW luxury vinyl plank flooring (2024) continues throughout. The spacious primary bedroom features a walk-through closet and an upgraded 5-pc ensuite with double vanity and soaker tub. A generous second bedroom, a full 4-pc bathroom, and a versatile den with a new light fixture complete the upper level. Enjoy the convenience of shopping nearby, with easy access to grocery stores, restaurants, coffee shops, and fitness centers just steps away. The home is also within walking distance to transit and top ranking schools nearby, making it ideal for families.