

**207, 10 Westpark Link
Calgary, Alberta**

MLS # A2307636



\$389,900

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,117 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-2M
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Exceptional condo living in the heart of West Springs! Ideally located in one of the community's most sought-after developments, this home offers unbeatable walkability — just steps to grocery stores, Starbucks, Tim Hortons, restaurants, shopping, and only 300 meters from the local public school. With easy access to parks, transit, and downtown Calgary, the location perfectly balances convenience and lifestyle. This spacious and beautifully maintained home features 2 bedrooms + den, 2.5 bathrooms, and an inviting multi-level layout designed for comfortable everyday living. The main level welcomes you with 9-foot ceilings, rich natural light, and an open-concept floor plan featuring the kitchen, dining area, family room, laundry room, and powder room. The stylish kitchen is finished with quartz countertops, an island, tile backsplash, stainless steel appliances, and ample cabinetry. Step out from the dining area onto the private west-facing balcony, complete with a gas line for BBQing — ideal for relaxing or entertaining. Upstairs, you'll find a versatile bonus/office space, two spacious bedrooms, and two full bathrooms. Both bedrooms enjoy beautiful mountain views, while the primary retreat offers a luxurious 5-piece ensuite with dual sinks, a separate shower, and a large soaker tub. Additional highlights include a titled underground parking stall, and exceptional proximity to schools, shopping, dining, and major routes. This is a rare opportunity to own a stylish and spacious home in one of Calgary's most desirable southwest communities.