

**214, 7 Westpark Common SW
Calgary, Alberta**

MLS # A2310114



\$399,999

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,102 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Guest, Parkade, See Remarks, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2-M
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Located in the sought-after Eighty5Nine complex in West Springs, this well-maintained, freshly painted two-storey condo offers over 1,100 sq.ft. of functional living space with the feel of a townhome and the convenience of condo living. With 2 bedrooms, 2.5 bathrooms, an upper-level den, and TWO titled heated underground parking stalls, the layout works well for professionals, roommates, small families, or anyone needing flexible space for work or daily living. The main floor features a bright open-concept design with large windows, and generous living and dining areas. The kitchen is finished with quartz countertops, stainless steel appliances, a large island with seating, and ample cabinetry and prep space. A private balcony, main floor laundry, powder room, and additional storage under the stairs add everyday practicality. Upstairs, the primary bedroom includes double closets and a spacious 5-piece ensuite, while the second bedroom is located near an additional full bathroom. The upper-level den offers flexibility for a home office, reading area, workout space, or media room. Residents of Eighty5Nine enjoy secure underground parking, elevator access, well-maintained common areas, and a walkable location close to grocery stores, restaurants, coffee shops, fitness studios, parks, and schools. Quick access to Bow Trail, Stoney Trail, downtown Calgary, and westbound routes to the mountains adds to the long-term appeal of the location. A clean, functional home in one of Calgary's most convenient communities!