

114, 550 Westwood Drive SW
Calgary, Alberta

MLS # A2327319



\$238,000

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Sandhurst Village, a well-maintained and professionally managed complex offering exceptional amenities, including a fitness room with shower facilities, a card-operated laundry room, a guest lounge, two elevators, visitor parking, and numerous upgrades throughout the building and common areas. This beautifully upgraded ground-floor unit offers direct patio access to the parking lot and features a bright, open-concept layout with spacious living and dining areas. The primary bedroom includes a walk-in closet with convenient cheater access to the bathroom, while a large in-suite storage room provides added functionality. Recent upgrades include brand new luxury vinyl plank flooring, fresh paint throughout, brand new quartz kitchen countertops, a brand new bathtub and tub surround, and a brand new dishwasher. Ideally located just a short walk to the 45 Street LRT Station and close to schools, shopping, and everyday amenities, this home offers outstanding value and convenience. Condo fees cover almost everything except electricity. Conveniently situated just steps from the main entrance and elevators, this move-in-ready home is a must-see to fully appreciate!