

101, 550 Westwood Drive SW
Calgary, Alberta

MLS # A2350654



\$200,000

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Sandhurst Village in the established and desirable community of Westgate! This spacious, freshly painted main floor corner unit offers an abundance of natural light with extra windows, along with a private patio and convenient access to covered parking. The functional layout features a walk-through kitchen that opens to the dining area and living room, creating a comfortable space for everyday living and entertaining. The generous primary bedroom accommodates a king-sized bed and additional furniture, with a walk-through closet leading to the cheater ensuite. The spacious second bedroom offers flexibility for guests or a home office. The kitchen features a newer refrigerator, and a large in-suite storage room provides additional space for your belongings. One covered assigned parking stall is included, with easy access from the unit and additional street parking available nearby. Residents enjoy excellent building amenities, including a fitness centre and recreation room, along with shared laundry facilities. The building has seen several important upgrades in recent years, including the boiler, intercom system, siding, windows, and doors. Professionally managed, the condominium also offers reasonable condo fees. Enjoy a convenient location just minutes walk from 45 Street C-Train Station, with easy access to downtown, Bow Trail, Sarcee Trail, and 17th Avenue SW. Nearby amenities include Westbrook Mall, Westhills Shopping Centre, schools, parks, restaurants, Edworthy Park, the Bow River pathway system, and Shaganappi Point Golf Course. With its spacious layout, desirable corner-unit location, and easy access to transit, shopping, and recreation, this home is an excellent opportunity for first-time buyers, downsizers, or investors alike.