

406, 550 Westwood Drive SW
Calgary, Alberta

MLS # A2165344



\$264,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Westgate | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 836 sq.ft. | Age: | 1981 (43 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Carport, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 506

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Window Coverings (all), Entry FOBs, Mail Keys, Shelving in Storage Room and Front Closet.

Beautifully maintained, 2 bedroom, TOP FLOOR unit, with COVERED PARKING, laminate flooring, fresh NEW Paint and only a short walk to the 45th Street LRT Station! Welcome to Sandhurst Village, a meticulously maintained building featuring a Fitness Room w/ shower, a large card-operated laundry facility, 2 elevators, visitor parking and substantial upgrades throughout the building and common area. This unit has an ideal layout that includes a large dining and living room area, a walk-in closet with access to the bathroom, a large in-unit storage room, plus incredible views from your top floor upgraded deck! Must be seen to fully appreciate.