

**321, 550 Westwood Drive SW
Calgary, Alberta**

MLS # A2166132



\$259,900

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	848 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 506

Basement: -

LLD: -

Exterior: Wood Frame

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Inclusions: None

Welcome to this well-maintained 2 bedroom, 1 bath and 1 parking stall condo on a quiet treelined street in Westgate! Only a 2-min walk to the LRT! This south-facing unit on the 3rd-floor is spacious with 848 square feet. It features a large storage room in unit and an IN-SUITE laundry room with washer and dryer—a rare feature found in only a select few units within the building. An open layout with classic design throughout. The spacious kitchen has an abundance of cabinetry. The dining area leads to the huge living room with bright windows that bring in lots of natural light. The covered balcony with south exposure and views of evergreen trees and the spacious lawn is perfect for a morning coffee and enjoying the morning sun or reading a book. With two generously sized bedrooms, including a master bedroom with a cheater door to the bathroom, this condo offers comfort and convenience. Other great features: vinyl windows, vinyl patio door, covered parking (#55), 2 elevators & access to the large, renovated laundry room, gym, owners' lounge, visitor parking & secure bike shed. The building itself is undergoing lots of upgrades, the final phase of which is expected to finish soon. Close to Sarcee Trail & West Hills. All level of schools are within walking distance. Easy access to the 45th St. C-train Station, Shaganappi Golf Course, Westbrook Mall, and amenities — all within minutes of downtown Calgary. Take advantage of the Westgate community, where you can access Calgary's nature scene in Edworthy Park and take advantage of Strathcona's off-lease areas. Pet friendly with board approval. Ideal for savvy investors, young professionals, or first-time buyers. Don't miss the opportunity for this affordable condo in a great location. Set up your private showing today!