



permits required for street parking. Luxurious features throughout include blind package, engineered oak hardwood, solid 8 ft doors throughout, smooth painted level 5 ceilings, designer LED lighting package. full height built-in custom cabinetry, built-in Bluetooth speaker system. Bathrooms w/ heated tiled floors + sound-enabled backlit LED mirrors + under vanity lighting. Energy-efficient and well-insulated, a high-efficiency furnace, tankless hot water on demand system, humidifier and central air conditioning. Exceptional curb appeal with high-end modern exterior & architectural design. Centrally located on the Westside ROSSCARROCK has much to offer its residents and is one of Calgary's most desirable inner-city communities. A few minutes drive to Downtown & steps to Westbrook mall, Library/LRT Station, golf, schools, shops, dining, aquatic centre, bike paths & transit routes. Balance of 10-year Progressive New Home Warranty. LOW Condo fee includes admin., Insurance, grounds maintenance & reserve fund. Each owner is responsible to pay their own utilities + for their own snow removal. Low maintenance landscaping - NO grass to cut.