

**122, 550 Westwood Drive SW
Calgary, Alberta**

MLS # A2180286



\$235,000

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	631 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	DC (Pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

In-suite laundry just installed - brand new European washer / dryer Opportunity knocks in Westgate! This updated main floor 1-bedroom condo features a spacious bedroom, in-suite storage, stainless steel appliances (only a few years old!), modern flooring, a large patio - and reasonable fees! Why rent when you can have your own place at this price point? Or, buy it as an investor and have your tenants pay your mortgage. Perfectly located for C-Train access, this condo is also less than 10 minutes to Mount Royal University and less than 15 minutes to downtown. The efficient galley kitchen leads to a spacious dining room and living room with direct access to your large patio. The primary bedroom features double closets and the same updated flooring throughout the main living space. Sandhurst Village is in the final stages of a major exterior renovation project - buy now and take advantage of this revitalized building. Make sure you also check out the exercise room on the third floor.