



**GRASSROOTS**  
REALTY GROUP

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201, 99 Westview Drive  
Nanton, Alberta

MLS # A2244448



**\$250,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-GEN
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan, Storage		

**Inclusions:** Shelving in outside storage, Garage FOB

Enjoy low-maintenance living in this well-designed 1-bedroom, 1-bathroom condo located on the west side of a quiet 55+ building in Nanton. Situated on the second floor, this bright and functional unit offers an open-concept layout with a spacious kitchen and dining area, and a comfortable living room that opens onto a west-facing balcony—ideal for peaceful evenings and beautiful views. Thoughtful upgrades include new triple-pane sliding doors to the balcony, a reverse osmosis system in the kitchen, flooring and updated mirrored closet doors. The unit also features in-suite laundry, ample storage including 2 balcony storage units and a dedicated parking stall in the heated and secure parking garage. Residents enjoy a well-maintained building with elevator access, pressurized corridors for fresh air, sprinkler systems, two social rooms, a recycling area, and energy-efficient double-glazed windows. A perfect blend of comfort, convenience, and community.