



**GRASSROOTS**  
REALTY GROUP

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10, 1717 Westmount Road NW  
Calgary, Alberta

MLS # A2250262



**\$199,900**

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	1966 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

This bright and south-facing one-bedroom, one-bathroom condo is located in a well-maintained concrete building in the highly sought-after community of Hillhurst. With an unbeatable location just a short walk to downtown and a quick drive to both SAIT and the University of Calgary, this home is an excellent option for students or professionals alike. The unit benefits from renovations completed a few years ago, offering a clean and comfortable living space that's move-in ready. Enjoy convenient access to parks, playgrounds, restaurants, shopping, public transit, and scenic walking and biking paths along the Bow River. The building features off-street communal parking, assigned storage lockers, and a shared laundry room for added convenience. Pet lovers will appreciate that the building is pet friendly, making it easy to bring your furry companion along. This is a great opportunity to live in one of Calgary's most vibrant inner-city neighborhoods.