



GRASSROOTS
REALTY GROUP

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202, 4944 8 Avenue SW
Calgary, Alberta

MLS # A2261430



\$299,900

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,131 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 828
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d102
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-kept 2 bedroom, 2 bathroom condo in the established community of Westgate. Set on the second floor, this 1,131 sq ft home feels open and bright, with recent updates that include new stainless steel appliances, sinks, and taps. The kitchen connects easily to the dining and living area, where a gas fireplace adds warmth and floor-to-ceiling south-facing windows fill the space with natural light. An enclosed southwest-facing sunroom extends the living area for year-round use. The primary bedroom offers double closets and a private 4-piece ensuite, while the second bedroom provides plenty of space for family or guests. An oversized laundry room with extra storage, heated underground parking, and a personal storage room in the parkade add everyday convenience. The building is well cared for, with a community courtyard, garden space, BBQ area, and a main floor recreation room. With long-term owners, very few rentals, and a quiet location just minutes from downtown, this is a rare chance to own this one of a kind home in Westgate. Call for your viewing today!