



**205, 7 Westpark Common SW
Calgary, Alberta**

MLS # A2161761



\$444,900

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,141 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautiful 2-storey, 2 bed, 2.5 bath condo in desirable West Springs! Though officially an apartment, this unit lives like a townhome with convenient outdoor access right off the main floor, offering the perfect blend of condo ease with a townhome feel. Step inside to a welcoming foyer that opens into a bright and airy living space. The open-concept design connects the living room to the dining area and kitchen, creating a perfect layout for both everyday living and entertaining. The kitchen features sleek quartz countertops, stainless steel appliances, and hardwood floors, adding a modern touch to the heart of the home. Direct access to your private patio, facing the central courtyard, offers a peaceful retreat for morning coffee or evening relaxation. A 2-piece bath and a separate laundry room complete the main floor before leading upstairs. On the second level, you'll find two spacious bedrooms, each designed with comfort in mind. The primary suite boasts a walk-in closet and a private 3-piece ensuite, creating your own serene escape. The second bedroom is just as inviting, with its own 4-piece bath for added convenience. A bonus loft area on this level is a versatile space that could serve as a home office, play area, or cozy reading nook. This unit also comes with two titled side-by-side parking stalls, offering the convenience of secure parking. The well-managed complex adds to the stress-free living, while the location in West Springs offers the best of urban amenities. With schools, shopping, transit, and more just minutes away, this home has everything you need for a modern, connected lifestyle.