



**GRASSROOTS**  
REALTY GROUP

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105, 550 Westwood Drive SW  
Calgary, Alberta

MLS # A2201324



**\$329,900**

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,280 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

It's an urban gem in a beautiful revitalized building! Sandhurst is in the last stages of a major exterior renovation. The main floor unit features a huge southwest patio for your summer enjoyment and easy access from the street through the patio doors. The open concept layout is both modern and convenient for living and entertaining! Top it up with two king size master bedrooms complete with walk-in closets, each with their private bathroom. A home office/den truly captivates the best of lifestyles and convenience! And not to mention the re-designed space to accommodate the washer and dryer by this owner. Don't forget the building offers a fitness room with all new equipment, and a social room. NOTE: The building has received extensive recent renovations, including complete exterior hardy board siding, new balconies, windows, and patio doors. Also to be noted is the top grade management and great security. Close to all amenities and easy access to mountains or city centre completes a perfect home!