



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**14, 1717 Westmount Road NW  
Calgary, Alberta**

**MLS # A2208180**



**\$204,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	494 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Location, Location, Location! This updated one bedroom open-plan unit is situated in the sought-after inner-city neighbourhood of Hillhurst. Just steps from Kensington with its shopping, restaurants and entertainment, a few blocks to the Bow River pathway where you can quickly connect to downtown, and transit just around the corner. This bright, south facing apartment features a newer kitchen with GRANITE COUNTERS and STAINLESS STEEL APPLIANCES. Well-proportioned living areas with laminate flooring running throughout. A newer bathroom with subway tiled tub surround. And a practical entry with coat closet leading to the laundry room with washing machine. The PET-FRIENDLY property benefits from a conveniently located laundry room with large washer, dryer and laundry sink, and assigned STORAGE LOCKERS in a secure location. Westmount Manor is a concrete building with low condo fees (all utilities included except electricity). The grounds are well kept, and include communal seating/picnic area, BIKE STORAGE, and a COMMUNAL PARKING LOT (each unit is permitted to park one vehicle). This property is perfect for anyone looking to be close to U of C, SAIT, Foothills or Alberta Children's Hospital. And offers great value in a truly walkable location. Book your showing today with your favourite Realtor and see why this could be a smart move for you!