

**10, 1717 Westmount Road NW**  
**Calgary, Alberta**

**MLS # A2208421**



**\$235,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	496 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard, Natural Gas		
<b>Floors:</b>	Ceramic Tile, Laminate		
<b>Roof:</b>	Tar/Gravel		
<b>Basement:</b>	-		
<b>Exterior:</b>	Brick, Concrete		
<b>Foundation:</b>	-		
<b>Features:</b>	Breakfast Bar		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 400		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-CG		
<b>Utilities:</b>	-		

**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.