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14, 1717 Westmount Road NW  
Calgary, Alberta

MLS # A2208180



**\$204,900**

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

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!