

# \$209,999 - 14, 1717 Westmount Road Nw, Calgary

MLS® #A2208180

**\$209,999**

1 Bedroom, 1.00 Bathroom, 494 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

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.

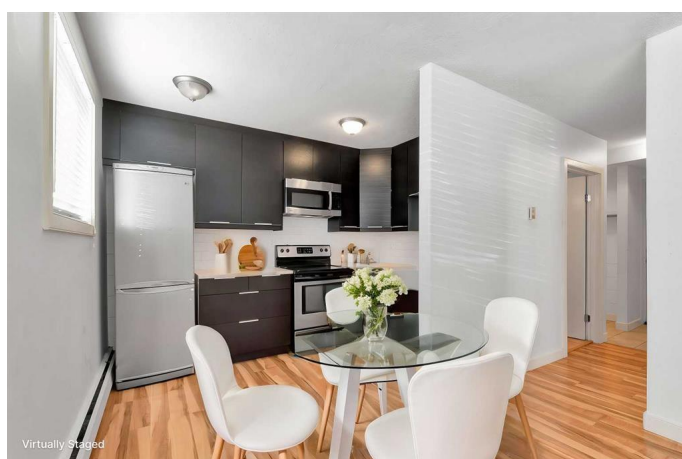
Well-proportioned living areas with laminate flooring running throughout. A newer bathroom with subway tiled tub surround. And a practical entry with coat closet leading to the laundry room with washing machine.

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!



Built in 1966

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208180          |
| Price          | \$209,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 494               |
| Acres          | 0.00              |
| Year Built     | 1966              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 14, 1717 Westmount Road Nw |
| Subdivision | Hillhurst                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N 3M4                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Trash, Bicycle Storage, Coin Laundry, Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Off Street, Common, Stall                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Open Floorplan, Storage, Vinyl Windows                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 3  |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt, Membrane |
| Construction | Brick, Concrete   |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 16              |
| Zoning         | M-CG            |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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