



## 550 Westwood Drive Calgary Alberta

\$294,000

This 1,300 sq-ft condo (one of the largest in Sandhurst Village) has 2 bedrooms, 2 baths plus a den -- only a 2 min walk to the LRT! Set on a quiet treelined street in Westgate, this 2nd-floor condo faces southeast. Plenty of updates, move-in ready and quick possession available. Upon entering, you'll be greeted by a spacious layout with a den/flex room off the foyer; versatile as an office, media room or guest suite. The spacious kitchen has an abundance of cabinetry. An ELEGANT dining area w/laminate flooring leads to the huge living room (easily accommodates your furnishings & guests). The two spacious bedrooms are located on opposing sides. The master bedroom offers a generous ensuite and can effortlessly accommodate a king-sized bed. Features a walk-in closet and a 4-pc bath. The second bedroom boasts a large walk-in closet and has the luxury of a separate 4-piece bath. Suite includes an in-suite storage room for your convenience. The covered balcony is perfect for a morning coffee and enjoying the morning sun or reading a book. Other great features: vinyl windows, vinyl patio door, Covered Parking & access to the large renovated laundry room, gym, owner's lounge, visitor parking & secure bike shed. The building itself has been undergoing lots of upgrades. The final phase of this renovation is expected to be finished soon. An IMPRESSIVE condo for size, location and price! Easy access to the 45th St. LRT Station, Shaganappi Golf Course, Westbrook Mall, and amenities -- all within minutes of downtown Calgary. Take advantage of the Westgate community, where you can access Calgary's nature scene in Edworthy Park and Strathcona's off-lease paths. Pet friendly with board approval. Set up your private showing today! (id:6769)

Living room 14.42 Ft x 20.75 Ft

Kitchen 9.25 Ft x 11.75 Ft

Dining room 10.08 Ft x 9.25 Ft

Primary Bedroom 12.58 Ft x 10.58 Ft

Other 4.83 Ft x 7.83 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 11.42 Ft x 17.83 Ft

Other 5.42 Ft x 8.75 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Den 9.33 Ft x 10.58 Ft

Listing Presented By:



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**RE/MAX**

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