

1717 Westmount Road Calgary Alberta

$174,900

YOUR ENTRY INTO ONE OF CALGARY'S MOST LOVED COMMUNITIES! This charming and updated one-bedroom condo offers an excellent opportunity for investors looking to add an INNER-CITY, TENANT-OCCUPIED property to their portfolio. Located in one of Calgary's most desirable neighbourhoods, some of the city's best amenities are right outside your door. Enjoy coffee in KENSINGTON, local restaurants and patios, or easy access to the BOW RIVER PATHWAYS and downtown. With transit nearby and convenient access to SAIT, the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital, the location offers the connectivity and amenities renters look for.Inside, this bright SOUTH-FACING home offers approximately 491 SQ. FT. of functional, thoughtfully designed living space. The updated kitchen features GRANITE COUNTERTOPS and STAINLESS STEEL APPLIANCES, while laminate flooring flows through the main living areas. The spacious living room offers plenty of room to relax or entertain, and the updated 4-piece bathroom features a subway-tiled tub surround.For added convenience, the unit includes an IN-SUITE WASHING MACHINE, with a shared laundry room located on the same floor offering a large washer, dryer and laundry sink. You'll also enjoy a separate assigned STORAGE LOCKER, bike storage, and a PRIVATE communal parking lot, with one stall allocated to the unit.Westmount Manor is a PET-FRIENDLY CONCRETE BUILDING that is well managed and beautifully maintained, with manicured grounds and a welcoming setting on a quiet, clean, tree-lined street. Residents also enjoy a communal outdoor seating and picnic area, along with LOW CONDO FEES that include all utilities except electricity.CURRENTLY TENANT OCCUPIED, this property provides an appealing opportunity for an investor looking for a home in an established, highly sought-after rental location. Its proximity to downtown, tra...

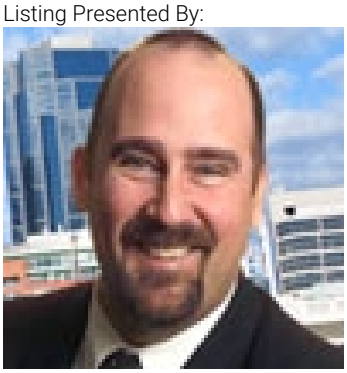
Kitchen 11.00 Ft x 7.25 Ft

Living room 10.00 Ft x 16.75 Ft

Primary Bedroom 9.50 Ft x 13.25 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd.

RE/MAX Realty Professionals

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