

\$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**.

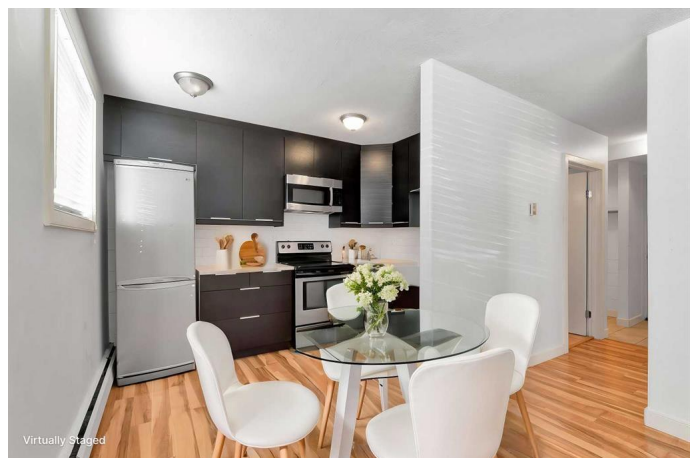
Well-proportioned living areas with laminate flooring running throughout. A newer bathroom with subway tiled tub surround. And a practical entry with coat closet leading to the laundry room with washing machine.

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

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 | 3 |
| Zoning | M-CG |

Listing Details

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

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