

# \$204,900 - 14, 1717 Westmount Road Nw, Calgary

MLS® #A2208180

**\$204,900**

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	\$204,900
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, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Other
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Roof	Asphalt, Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	44
Zoning	M-CG

### **Listing Details**

Listing Office	2% Realty
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