

# \$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, Coin Laundry, Parking, Storage, Trash
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	31
Zoning	M-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.