



**222, 7 Westpark Common SW
Calgary, Alberta**

MLS # A2307637



\$399,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,111 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 627 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | R-2M |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows | | |

Inclusions: TV Mount in living room

Discover Condo 222 at Eighty5Nine in West Springs: Occupying the Northeast corner of the building's top floor and spanning 1100+ SqFt across two floors. Here are 5 things we LOVE about this home(and we're sure you will too):1. A FULL-SIZE HOME: With 1111 SqFt of refined and functional living space, 2 bedrooms + den and 2.5 bathrooms, this is a full-size home! The main floor is filled with sunlight and designed with entertaining in mind, featuring a large open kitchen and adjacent dining area awaiting your next dinner party. The living room easily accommodates your furnishings while the balcony becomes an extension of your living space in the warmer months. Upstairs find two well-proportioned bedrooms. The primary is wonderfully equipped with a walkthrough closet and gorgeous 5-piece ensuite while the second bedroom offers an adjacent 4-piece main bath. A loft area at the top of the stairs makes an awesome home office, TV room, gym or kids’ playroom. 2. AN AMAZING WESTSIDE LOCATION: Not only are you in of Calgary’s Westside, but you are walking distance to some of the city's finest restaurants and boutique shopping. Commuting Downtown or to the mountains is a breeze with easy access to Stoney Trail, Bow Trail and Old Banff Coach Road. 3. A UNIQUE AND FUNCTIONAL FLOORPLAN: Anything but cookie-cutter this home offers the best of both worlds: the space and functionality of a home with the conveniences of condo living. 4. THAT KITCHEN: Timeless, with flat-panel cabinetry featuring a rich woodgrain finish that contrasts beautifully with the sleek quartz counters. The large kitchen offers a stainless-steel appliance package, large centre island, breakfast bar and a ton of work and storage space. Whether you're cooking a feast or warming up takeout you will feel right at home here. 5. A

WELL-MAINTAINED COMPLEX: Eighty5Nine is West Springs best kept secret. Residents enjoy beautifully appointed suites with large windows, a common rooftop patio/garden, well maintained common areas, and reasonable condo fees.