



GRASSROOTS
REALTY GROUP

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216, 10 Westpark Link SW
Calgary, Alberta

MLS # A2325325



\$405,000

Division:	West Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,232 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 585

Basement: -

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-X1

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: NA

The Ultimate West Springs Lifestyle! Welcome to this beautifully appointed, ultra-convenient condo in the heart of one of Calgary's most desirable West End communities. Boasting a rare 2-bedroom + den and 2.5-bathroom layout, this spacious unit perfectly caters to urban professionals, rightsizing couples, or young families. Unmatched walkability is at your doorstep—enjoy a literal 30-second stroll to the West Springs Co-op, No Frills, and Shoppers Drug Mart, or meet friends at West 85th's trendy cafes, restaurants, and boutiques. Parents will love the location, situated just 300 meters from highly-rated neighborhood schools like West Springs School. Commuting is a breeze with rapid access to Bow Trail, downtown Calgary, and the 69th Street LRT station, while the mountains are just a quick escape down the Ring Road. Complete with a private, open patio ideal for morning coffees or summer entertaining, this condo offers the perfect blend of suburban prestige and lock-and-leave convenience. Don't miss out on this rare West Springs package!