

# \$445,000 - 201, 7 Westpark Common Sw, Calgary

MLS® #A2210314

**\$445,000**

2 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to your next chapter in vibrant West Springs—where modern design meets urban convenience, and where life just feels a little bit easier. This thoughtfully designed multi-level unit offers the perfect blend of style and functionality, all nestled in one of Calgary's most sought-after communities. Backing directly onto a beautifully landscaped courtyard, this quiet end unit enjoys an abundance of natural light from large west-facing windows and the benefit of only one shared wall. Whether you're a first-time buyer, downsizer, or investor, this is a space that just makes sense. The open-concept main floor is warm and welcoming, featuring sleek quartz countertops, soft-close cabinetry, a brand new dishwasher (2024), and stainless steel appliances. There's room to host, relax, and make it your own. A private back entrance leads straight out to the courtyard with a gas hookup, perfect for year-round BBQs. Thoughtful touches like a main-floor powder room, a spacious laundry area, and additional hidden in-unit storage make everyday living feel seamless. Upstairs, a sunny flex space works beautifully as a home office, playroom, or reading nook. Both bedrooms are generously sized—the primary with a walk-in closet and ensuite featuring an upgraded shower system, and the second with massive windows and blackout window coverings for restful nights. This unit includes two titled parking stalls in a secure, heated underground parkade, plus bike storage and even more



storage space inside the unit. Enjoy the convenience of an accessible entrance just steps from the elevator, and take advantage of the many nearby walking paths, parks, and boutique amenities that make West Springs so desirable.

Located just minutes from Ambrose University, close to Mount Royal, and a quick 15-minute drive to downtown, this is a smart investment in a growing community that continues to add new parks, public spaces, and vibrant retail. Whether you're putting down roots or looking for a solid income property, this one is truly a standout. Come take a lookâ€”youâ€™re going to love it here.

Built in 2014

### **Essential Information**

MLS® #	A2210314
Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	201, 7 Westpark Common Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y4

## Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 10th, 2025
Days on Market	15
Zoning	M-X1

## Listing Details

Listing Office	Royal LePage Benchmark
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