

202, 4944 8 Avenue SW  
Calgary, Alberta

MLS # A2277722



**\$295,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Westgate  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                   |
| <b>Size:</b>     | 1,131 sq.ft.  | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Enclosed, Garage Door Opener, Garage Faces Front, Hea |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                                     |                   |           |
|--------------------|-------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Natural Gas | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Tile                        | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | \$ 828    |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stucco, Wood Frame                  | <b>Zoning:</b>    | M-C1 d102 |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, No Smoking Home      |                   |           |
| <b>Inclusions:</b> | None                                |                   |           |

This well-kept two-bedroom, two-bath condo sits on the second floor of a quiet, well-managed building in the centrally located community of Westgate. With 1,131 sq ft of living space, the layout feels open and comfortable, featuring updated stainless steel appliances, sinks, and taps, along with a kitchen that connects easily to the dining and living areas. A gas fireplace anchors the living room, while floor-to-ceiling south-facing windows and an enclosed southwest-facing sunroom bring in plenty of light and extend the space for year-round use. The primary bedroom offers double closets and a private four-piece ensuite, and the second bedroom is generously sized for guests, family, or a home office. An oversized laundry room with extra storage, heated underground parking, and a dedicated storage room in the parkade add everyday practicality. Directly across the street, the Westgate Community Centre offers year-round activities including skating, Winterfest, the Christmas Stroll, Safe Halloween, exercise classes, and summer pickleball, adding a real sense of neighbourhood connection. The building also features a landscaped courtyard, garden space, BBQ area, and a main-floor recreation room. With long-term ownership, very few rentals, and a quiet location just minutes from downtown, this is a solid opportunity in a well-established community.