14 1717 Westmount Road NW

Calgary | Active | MLS® A2341537

$174,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1966**	**490.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 All Stars Realty Ltd.

A closer look

YOUR ENTRY INTO ONE OF CALGARY'S MOST LOVED COMMUNITIES! This charming and updated one-bedroom condo offers an excellent opportunity for investors looking to add an INNER-CITY, TENANT-OCCUPIED property to their portfolio. Located in one of Calgary's most desirable neighbourhoods, some of the city's best amenities are right outside your door. Enjoy coffee in KENSINGTON, local restaurants and patios, or easy access to the BOW RIVER PATHWAYS and downtown. With transit nearby and convenient access to SAIT, the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital, the location offers the connectivity and amenities renters look for.

Inside, this bright SOUTH-FACING home offers approximately 491 SQ. FT. of functional, thoughtfully designed living space. The updated kitchen features GRANITE COUNTERTOPS and STAINLESS STEEL APPLIANCES, while laminate flooring flows through the main living areas. The spacious living room offers plenty of room to relax or entertain, and the updated 4-piece bathroom features a subway-tiled tub surround.

For added convenience, the unit includes an IN-SUITE WASHING MACHINE, with a shared laundry room located on the same floor offering a large washer, dryer and laundry sink. You'll also enjoy a separate assigned STORAGE LOCKER, bike storage, and a PRIVATE communal parking lot, with one stall allocated to the unit.

Westmount Manor is a PET-FRIENDLY CONCRETE BUILDING that is well managed and beautifully maintained, with manicured grounds and a welcoming setting on a quiet, clean, tree-lined street. Residents also enjoy a communal outdoor seating and picnic area, along with LOW CONDO FEES that include all utilities except electricity.

CURRENTLY TENANT OCCUPIED, this property provides an appealing opportunity for an investor looking for a home in an established, highly sought-after rental location. Its proximity to downtown, transit, post-secondary institutions, major hospitals, the Bow River pathways and the vibrant Kensington district helps support its long-term rental appeal.

WALKABLE. CONNECTED. TENANT OCCUPIED. AN INNER-CITY INVESTMENT OPPORTUNITY IN AN EXCEPTIONAL LOCATION.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341537
Bedrooms	1
Bathrooms	1
Year Built	1966
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	490.67 sq. ft.
Condo Fee:	$427.49
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	South
Floor Location:	Below Grade
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1966 (Age: 60)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	0010280
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Hillhurst
Amenities:	Laundry, Other
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Blinds
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK

Main Floor	Kitchen · 11' × 7'3" ·
Main Floor	Living Room · 16'9" × 10' ·
Main Floor	Bedroom - Primary · 13'3" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	Courtyard
Patio And Porch Features:	See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14-1717-westmount-road-nw-calgary-a2341537/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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