305 550 Westwood Drive SW

Calgary | Active | MLS® A2352389

$239,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1980**	**1,293 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to Sandhurst Village in the highly desirable community of Westgate! This spacious 1,293 sq. ft. southwest-facing condo offers an exceptional combination of comfort, functionality, and location. Featuring 2 bedrooms plus a DEN, 2 full bathrooms, and an inviting open-concept floor plan, this home is filled with natural light thanks to its sunny southwest exposure. The well-appointed kitchen is designed for both everyday living and entertaining, complete with a central island that flows seamlessly into the generous dining area and bright living space. The thoughtfully designed layout offers large bedrooms, including a spacious primary retreat with a walk-in closet, while the versatile den provides the perfect space for a home office, hobby room, or reading nook. Step outside onto your private southwest-facing balcony overlooking mature trees, creating a peaceful setting to relax and unwind. An in-suite storage room provides excellent additional storage space, and your covered parking stall with an electrical plug-in keeps your vehicle protected during Calgary winters. Residents of Sandhurst Village enjoy excellent building amenities including a fitness centre, recreation room, and shared laundry facilities. The professionally managed condominium offers outstanding value, with condo fees that include heat, water, sewer, garbage collection, common area maintenance, snow removal, building insurance, and professional management, making for worry-free ownership. Located just minutes from the Westbrook C-Train Station, this home provides quick access to downtown while being surrounded by the best of Westgate. Enjoy nearby Edworthy Park, the Bow River pathway system, Shaganappi Point Golf Course, Westbrook Mall, Westhills Shopping Centre, schools, parks, restaurants, and easy access to Bow Trail, Sarcee Trail, and 17th Avenue SW. Whether you're a first-time buyer, downsizer, or investor, this is an outstanding opportunity to own a spacious home in one of Calgary's most established and convenient west-side communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352389
Bedrooms	2
Bathrooms	2
Year Built	1980
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:	1,293 sq. ft.
Condo Fee:	$819.88
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8211297
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Metal Siding

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Carport, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sandhurst Village
Community:	Westgate (Calgary)
Amenities:	Coin Laundry, Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 12'7" × 10'7" ·
Main Floor	Bedroom - Primary · 18' × 13'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-550-westwood-drive-sw-calgary-a2352389/

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