

**319, 10 Westpark Link SW**  
**Calgary, Alberta**

**MLS # A2210619**



**\$395,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 319 &ndash; 10 Westpark Link SW, a well-maintained and thoughtfully laid out 2 bedroom, 2.5 bathroom multi-level condo in the heart of sought-after West Springs. This bright and spacious unit offers over 1,050 sq. ft. of living space with gorgeous natural light and expansive mountain views from both levels. The main floor features a modern open concept layout with large windows, and access to a 220 sq. ft. balcony- complete with gas line; ideal for summer BBQs or enjoying the sunset. The kitchen offers a large island with breakfast bar seating, and ample cabinet and counter space, making it perfect for both everyday cooking and casual entertaining. Upstairs, the primary suite includes a generous walk-in closet and a 5-piece ensuite bathroom with dual sinks, tub, and shower. A second bedroom, full bathroom, and stacked laundry are also located on the upper level, along with a second entrance for added convenience. A rare bonus&mdash;this unit includes two titled underground parking stalls, with the second stall purchased by the seller for \$25,000&mdash;offering exceptional added value. Located just steps from the restaurants, cafes, grocery stores, and shops of 85th Street SW, plus top-rated schools and quick access to downtown and the mountains, this is a perfect fit for professionals, first-time buyers, or investors looking for excellent value in a prime location.