



Edmonton **20** **Callingwood North** **LP:** **\$259,800**
#506 7511 171 ST NW **SP:** **M**

ACTIVE

Type: Lowrise Apartment **Listing ID#:** E4172481
Style: Multi Level Apartment **Bdrms Above:** 3
Year Built: 2004 **Bdrms Total:** 3
Full Baths: 3 **Basement:** None
Half Baths: 0 **Bsmnt Dev:** No Basement
Tot A.G. SqFt: 1,184.04 **Tot A.G. SqM:** 110.00

Rare top floor corner unit, multi-level loft style condo with 2 titled parking stalls in West Edmonton! The main floor offers an open concept with loads of natural light and is great for relaxing or entertaining; 2 bedrooms, in-suite laundry and storage room. Your master bedroom can easily accommodate a king, has a large custom closet & 4-piece ensuite. It can also be a 2nd suite as the loft space above features a large area with closet & another full bathroom. Leave it open for a flex room, guest suite, or put up a wall (condo approval needed) for a 3rd private bedroom. The unit also has a massive southwest wraparound deck with a great view, and there is air conditioning to keep you cool! The complex is well managed, condo fees are very reasonable for the size & inclusions, plus your heat, water & sewer costs are included, and there is even a car wash!

Directions: PARKING STALLS: 1 Underground Titled Stall across from elevator & 1 Above ground stall to the right of the main door.

Virtual Tour: <https://youtu.be/sEUJQdLhcSs> **Brochure:** <http://www.506-7511-171st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	2	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	N		Fireplace Type:			Fireplace Fuel:		Lowr:	
Parking:	Heated, Parkade, Single Indoor, Stall, Underground, See Remarks								
Garage Dim:	Prk Encl/Ttl:			1 / 2		Total A.G.:		110.00	1,184.04

Living Room:	3.37x3.34	M	Master Bedroom:	3.70x3.59	M	Laundry Room	M
Dining Room:	2.57x3.15	M	Bedroom 2:	3.40x4.04	M	Flex Space	3.50x3.69 U
Kitchen:	3.37x3.37	M	Bedroom 3:	4.96x3.61	U		
Family Room:			Bedroom 4:				
Den:			Storage Room		M		
Bonus Room:							

Flooring: Carpet, Ceramic Tile, Laminate Flooring **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Baseboard
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Vinyl **Features:** Car Wash, Deck, Handicap Access, Laundry-In-Suite, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, See Remarks
Site Influences: Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, See Remarks

Goods Included: Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings **Restrictions:** No pets allowed

Goods Excluded:

Warranty:
Elem School: www.epsb.ca www.ecsd.net **Jr. High School:** www.epsb.ca www.ecsd.net **Sr High School:** www.epsb.ca www.ecsd.net

Condo Name:	Westridge The	Condo Fee Incl:	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional
Condo Fee:	\$535.81	HOA Fee:	
Floor Location:	Top	Floor Number:	5
Balcony/Terrace	Yes	Unit Exposure:	SW
		HOA Fee Incl:	

Total Lot M2: **Lot Shape:** **Lot Dimen:**
Frontage: **Depth:** **Zoning:**
Conform: **Conform Yr:** **Front Expos:** Southwest
Taxes: \$2,211.09 2019 **Local Improve:**