

# \$299,900 - 202, 4944 8 Avenue Sw, Calgary

MLS® #A2261430

**\$299,900**

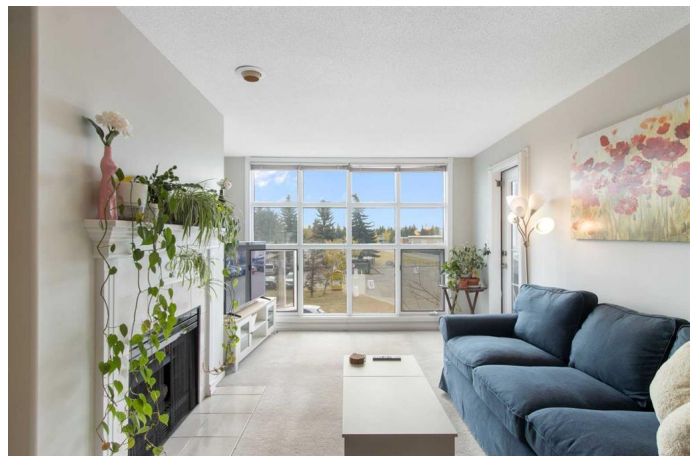
2 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

Westgate, Calgary, Alberta

Welcome to this well-kept 2 bedroom, 2 bathroom condo in the established community of Westgate. Set on the second floor, this 1,131 sq ft home feels open and bright, with recent updates that include new stainless steel appliances, sinks, and taps. The kitchen connects easily to the dining and living area, where a gas fireplace adds warmth and floor-to-ceiling south-facing windows fill the space with natural light. An enclosed southwest-facing sunroom extends the living area for year-round use. The primary bedroom offers double closets and a private 4-piece ensuite, while the second bedroom provides plenty of space for family or guests. An oversized laundry room with extra storage, heated underground parking, and a personal storage room in the parkade add everyday convenience. The building is well cared for, with a community courtyard, garden space, BBQ area, and a main floor recreation room. With long-term owners, very few rentals, and a quiet location just minutes from downtown, this is a rare chance to own this one of a kind home in Westgate. Call for your viewing today!

Built in 1992



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261430          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,131             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 202, 4944 8 Avenue Sw |
| Subdivision | Westgate              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3C 0H4               |

## Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Party Room, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Elevator(s) |
| Parking Spaces | 1                                                                                                           |
| Parking        | Assigned, Heated Garage, Underground, Enclosed, Secured                                                     |
| # of Garages   | 1                                                                                                           |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Boiler, In Floor, Natural Gas                                                        |
| Cooling           | Other                                                                                |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Living Room                                                                     |
| # of Stories      | 3                                                                                    |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Courtyard, Garden, Storage, Gas Grill |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 20                |
| Zoning         | M-C1 d102         |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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