



#1301-353 COMMISSIONERS RD W



\$477,700
MLS# 40273260

ELEMENTARY SCHOOLS	SECONDARY SCHOOLS
St Martin Catholic Elementary	Catholic Central Secondary
St Anthony French Catholic Elementary	Mother Teresa French Catholic Secondary
Woodland Heights Public School	Westminster Secondary School
Kensal Park French Immersion PS	Sir Wilfrid Laurier French Secondary

* THE INFORMATION IN THIS BROCHURE IS FOR MARKETING PURPOSES ONLY AND SHOULD BE VERIFIED

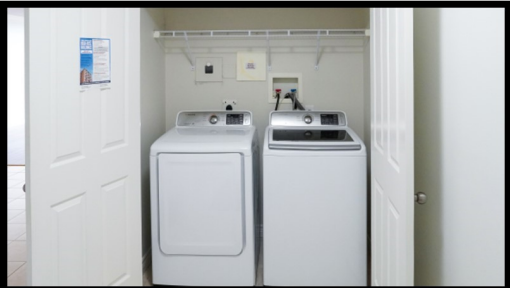


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 **COLDWELL BANKER** | **POWER REALTY, BROKERAGE**



Attention first-time home buyers and real estate investors!

1-bed condo in the Westcliff. A VERY desirable penthouse unit that's clean, updated and in a smoke-free building located conveniently close to schools, hospitals, highways, shopping and public transportation. This unit is located on the top, 13th floor, facing Northwards, which provides beautiful views of the city (especially at night!). Trendy décor choices include maple cabinetry, stainless appliances and neutral ceramic floors and premium laminate floor, crown moulding and fresh, clean white paint. Bedroom features blinds and custom black-out shade (perfect for medical professionals and shift workers who need to sleep during the day). Open concept layout allows for flexible function and maximum natural light in this meticulously cared for 1-bedroom unit featuring corner electric fireplace, upgraded 4-piece bathroom plus upgraded glass-door walk-in shower, kitchen pantry, in suite laundry and storage room. One of two floors at Westcliff with roof top air conditioning units allowing no obstruction on the balcony. This unit comes with two (yes, 2!) owned outdoor parking spots. Amenities include a beautiful party/games room, gym, lovely guest suite available to reserve for a small cost. Condo fees include heat and water.

APPROX. AGE: 15 years
POSSESSION: Immediate
TAXES: \$2,346.20 (2021)
CONDO FEE: \$324.93/month
INCLUDED IN CONDO FEE: Association Fee, Building Insurance, Building Maintenance, Common Elements, Doors , Ground Maintenance/Landscaping, Property Management Fees, Snow Removal, Water, Windows
INCLUSIONS: Refrigerator, Stove, Range Hood, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Wall Mounted TV, Ceiling Fans, Bathroom Mirrors

