



**GRASSROOTS**  
REALTY GROUP

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**321, 7030 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2223524**



**\$499,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Ceramic Tile, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 748
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** All Light Fixtures, Fob x2, AC Unit

Welcome to this stunning, fully renovated corner unit in sought-after coach hill. This high rise, concrete building, offering 1,336 square feet of bright, modern living space is one of a kind. This 2-bedroom, 2-bathroom home impresses from the moment you step in, with luxury vinyl plank flooring throughout, floor-to-ceiling windows flooding the space with natural light, and a crisp, modern design. The open-concept kitchen is a chef's dream, featuring sleek quartz countertops, ample cabinetry, and a stylish finish that flows seamlessly into the dining and living areas—ideal for both entertaining and everyday living. The spacious primary bedroom is a true retreat, complete with a large walk-in closet and a beautifully tiled walk-in shower in the ensuite bathroom. A second generously sized bedroom and an additional full bathroom make this layout perfect for guests or a home office setup. With abundant in-suite storage and thoughtful renovations throughout, every detail has been considered to maximize comfort and function. This unit includes two parking stalls—one secure underground and one convenient outdoor spot—adding unmatched value and flexibility. Located just minutes from downtown and with quick access to Stoney Trail, this home offers unparalleled convenience. The building boasts exceptional amenities including a guest suite, sauna, steam room, and more. Whether you're a busy professional or downsizing in style, this home has it all—sophistication, space, and a vibrant urban lifestyle.