



GRASSROOTS
REALTY GROUP

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**511, 6400 Coach Hill Road SW
Calgary, Alberta**

MLS # A2225054



\$259,900

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	Curtain Rods/Blinds
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Welcome to your new home in the prestigious West Side community of Coach Hill! Surrounded by mature trees and green spaces, this home is in the perfect location. This charming 2 bedroom, end unit condo has been recently updated with vinyl plank flooring and carpet (Nov. 2023), and new paint throughout (2024). The open floor plan is filled with natural light and offers a large living room, complete with a cozy fireplace, and patio doors that lead to your east facing patio, perfect for morning coffee. Enjoy hosting in the spacious dining area that flows seamlessly off the living room - a perfect place to entertain! The kitchen is dressed with granite counters, stainless steel appliances, including a new dishwasher (2025), a classic tile backsplash, and shaker-style cabinetry. You'll be impressed with the large pantry ideal for various storage needs. The spacious primary bedroom easily fits a king-sized bed and offers a tranquil retreat. The generously sized second bedroom offers versatile functionality—ideal for children, a roommate, or a private home office. After a long day, unwind in the modern bathroom featuring a deep soaker tub with shower, elegant subway tile surround, and sleek granite countertops. Additional highlights include in-suite laundry, extra storage off the patio, and a dedicated parking stall conveniently located just steps from the main entrance. Your furry friends are welcome with board approval. The grounds are meticulously maintained with a large open courtyard and park-like atmosphere. This family-friendly and social complex is perfectly positioned near numerous walking paths and both on leash/off leash dog parks. With close proximity to schools, parks, West Hills shopping, quick access to downtown and the mountains, the location truly can't be beat.

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