



**GRASSROOTS**  
REALTY GROUP

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724, 6400 Coach Hill Road SW  
Calgary, Alberta

MLS # A2267448



**\$249,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Coach Hill                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 847 sq.ft.                         | Age:   | 1978 (47 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                              |            |          |
|-------------|----------------------------------------------|------------|----------|
| Heating:    | Baseboard, Natural Gas                       | Water:     | -        |
| Floors:     | Carpet, Laminate, Tile                       | Sewer:     | -        |
| Roof:       | Asphalt Shingle                              | Condo Fee: | \$ 678   |
| Basement:   | -                                            | LLD:       | -        |
| Exterior:   | Brick, Vinyl Siding, Wood Frame, Wood Siding | Zoning:    | M-C1 d75 |
| Foundation: | -                                            | Utilities: | -        |
| Features:   | See Remarks                                  |            |          |

Inclusions: N/A

Experience unobstructed downtown views from this exceptional two-bedroom condo in the highly sought-after Village of Westhills condo complex. Perfectly situated in the established community of Coach Hill, this prime location offers effortless access to downtown Calgary, Westhills Shopping Centre, Westside Rec Centre, COP, MRU, and the West LRT, with quick routes to Highway 1 and the Rocky Mountains—ideal for both city living and weekend getaways. Nestled among mature evergreens, this charming home offers a peaceful setting paired with breathtaking views of the Calgary skyline. Inside, the spacious primary bedroom easily accommodates a king sized bed, while the bright living area extends to a private balcony featuring an enclosed storage room. The kitchen has been updated with newer appliances, new cabinets, back splash and quartz counter tops. Additional storage is conveniently available in the building's lower level. An assigned parking stall is located just steps from your front door, and an optional second leased stall can be arranged. With its combination of location, views, and lifestyle amenities, this property presents an excellent opportunity for first-time buyers, empty nesters, or those seeking a smart investment or student accommodation. Surrounded by walking, biking, and hiking trails, this is truly a wonderful place to call home.