



**GRASSROOTS**  
REALTY GROUP

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**512, 6400 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2283640**



**\$224,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coach Hill                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 844 sq.ft.                          | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parking Lot, Paved, Stall |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                |                   |          |
|--------------------|--------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 694   |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame, Wood Siding        | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Pantry, Storage, Vinyl Windows |                   |          |

**Inclusions:** NA

This home is perfectly located in a beautiful park like setting with large spruce trees and green space. Enjoy sunny days on your private patio that flows into the grassy courtyard area. The kitchen was recently renovated featuring white shaker cabinets for maximum light reflection in the well appointed space. There are plenty of counter and cupboards including a huge walk-in pantry. Dining area is bright spacious and open to the main living space. Relaxing living room with electric fireplace and sliding glass doors that look out to the green space make this condo a rare find. The bedrooms and bathroom are just a short distance down the hall creating privacy for this part of the home. Another wonderful features of this condo is the primary bedroom that easily accommodates a king size bed and still leaves plenty of room for other furniture. The full wall size closet completes this room. The second bedroom makes a great home office, guest or kids room. Laundry is full size and conveniently accessible in the bathroom. The unit sits in a location that feels like a single family home with a lovely backyard. Parking is right outside the front door. Fantastic area in the heart of Coach Hill. Easy access to shopping, transit, downtown and the mountains.