



**GRASSROOTS**  
REALTY GROUP

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**724, 6400 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2285762**



**\$224,800**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This two bedroom condo in the Village of Westhills offers practical living in a convenient west side location. Set in Coach Hill, the building is close to downtown Calgary, Westhills Shopping Centre, Westside Recreation Centre, Mount Royal University, Winsport, and the West LRT, with easy access to Highway 1 for trips out of the city. The unit features open living and dining space with large windows that look toward the city skyline. The primary bedroom is generously sized and can comfortably fit larger furniture. The living room features a natural gas fireplace and opens onto a private balcony with an exterior storage room for seasonal items. The kitchen has been refreshed with updated cabinetry, backsplash, quartz counters, and newer appliances, providing a clean and functional workspace. Additional storage is available in the lower level of the building. One assigned parking stall is located close to the entrance, with the option to arrange a second leased stall if required. The complex is surrounded by mature trees and nearby pathways for walking and biking. An affordable option for first time buyers, students, investors, or anyone looking for straightforward condo living in an established neighborhood.