



**633, 6400 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2295943**



**\$239,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,054 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 846
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** 2 TV wall mounts (living room & primary bedroom), Paris picture (primary bedroom) Shelving by the front door. Black book shelf & free standing mirror in the loft. Four matching wooden shelves & mirror in the secondary bedroom. Water filter under the kitchen sink 'as-is.

Step into this sun-drenched 2-bedroom, multi-level loft, where 17-foot, east-facing, floor-to-ceiling windows flood over 1,000 sq. ft. of living space with natural light. The open-concept main floor showcases beautifully renovated engineered hardwood flooring, adding warmth while complementing the loft's sleek, contemporary design. Wake to the soft glow of the morning sun streaming across your living room and private east-facing balcony, filling every corner with warmth. Soaring ceilings enhance the sense of space, while the lofted area overlooking the living room offers a versatile retreat; perfect for a home office, media room, or cozy reading nook. The kitchen features granite countertops, blending everyday function with modern style. The full bathroom includes in-suite laundry with a washer and dryer only one year old. Both bedrooms are enhanced with professionally built-in closets, offering ample storage and a polished finish. Enjoy the added convenience of a secure courtyard, assigned parking directly in front of the building, and a generous additional storage unit located in Building 700. Nestled in the highly desirable Coach Hill community, this loft is just steps from tree-lined streets, scenic parks, schools, shopping, restaurants, and offers effortless access to downtown Calgary and the mountains. Take the virtual tour to experience the sunrise light streaming through the windows, and schedule your private showing to embrace the perfect blend of comfort, style, and city-edge living.