



**108, 6650 Old Banff Coach Road SW  
Calgary, Alberta**

**MLS # A2298542**



**\$399,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Enclosed, Garage Door Opener, Heated Garage, Owned,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 939
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Floating shelf (Loft), Led lights (Loft)Tv mounts, Window coverings

Step inside this Patterson Loft and you can immediately feel the difference. Vaulted ceilings and skylights pull natural light through the entire space, creating an elevated atmosphere that's hard to replicate. The open concept layout flows effortlessly, anchored by a cozy gas fireplace that adds warmth and intention to the living space. The large dining room allows for a huge table, which makes hosting an easy option for the holidays or game nights. This end-unit penthouse delivers a rare combination of space, light, and uninterrupted city views that genuinely stop you mid-sentence. From sunrise to the evening skyline, this home frames Calgary like a living piece of art—whether you're in the main living area or unwinding in the sunroom, the view is always the main event. With 2 bedrooms, 2 full bathrooms and in suite laundry there's nothing this condo doesn't offer! Then there's the feature that really sets this home apart: A loft space overlooking the main floor—perfect as a home office, creative studio, guest zone, or elevated lounge. It adds that architectural edge and character that can be difficult to find. There are two separate entrances one on each level which is an extremely practical solution for moving furniture or hosting guests who can't do stairs! Off of your loft is a large storage/utility room, and the enclosed sunroom extends your living space (professionally approved and the ONLY one in the building). Morning coffee, evening wine, or even watching fireworks over the city—it's all better from here. Plus, you have a BBQ gas hookup, making it as functional as it is inviting. With 2 Titled underground parking spots, Visitor parking and the ability to rent a spot outside, it is easy to have guests. And location? Patterson is one of Calgary's best-kept secrets—quiet, elevated, and just minutes to downtown

via Old Banff Coach Road, giving you the perfect balance of convenience and escape.