



113, 6650 Old Banff Coach Road SW  
Calgary, Alberta

MLS # A2302177



**\$489,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 925
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Separate Entrance, Storage, Wet Bar		

**Inclusions:** fully furnished negotiable with offer

Welcome to this unique 3 level penthouse LOFT! This distinctive unit offers a rare blend of space, character, and city convenience. The main level welcomes you with rich hardwood flooring, soaring ceilings, a striking brick feature wall, and a gas fireplace that anchors the bright, open living area. The kitchen is designed for both everyday living and entertaining, featuring a central island, breakfast bar, generous cabinetry, and abundant prep space. Large windows with plantation shutters fill the home with natural light and frame beautiful west and south-facing views. Upstairs, the loft level creates a unique retreat or flex space which can be converted to another bedroom. Complete with a stylish wet bar and access to a private patio—ideal for hosting or unwinding in a quiet setting. The lower level features a spacious primary bedroom and a beautifully finished ensuite with marble and slate tile, plus a relaxing steam shower for a spa-like feel. This penthouse also includes two titled underground heated parking stalls and a large assigned storage locker. Located steps from shops, restaurants, parks, and pathways, with quick access to Signal Hill, Aspen, West Springs, downtown, and the mountains, this home offers the perfect balance of comfort, style, and location. A truly exceptional opportunity in one of Calgary's most desirable west-side communities.