



**833, 6400 Coach Hill Road SW
Calgary, Alberta**

MLS # A2152632



\$275,000

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	861 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: n/a

This beautifully updated LOFT is a true gem! With impressive 16' ceilings allowing the two large windows to fill the unit with natural sunlight, highlighting the laminate floors, neutral paint, and contemporary wall-mounted fireplace. The open concept living area is perfect for entertaining, featuring a modern kitchen with sleek shaker cabinets, stainless steel appliances, and granite countertops. The separate dining area seamlessly flows into the spacious living room, making dinner parties a breeze. The spacious primary suite offers ample room for all your bedroom furniture and includes a generous closet. The main floor also boasts a 4-piece bath and a convenient laundry room. The bright, airy loft space has newer carpet and is versatile enough to serve as an office, second bedroom (with closet), art or yoga studio, or TV room. Additional perks include assigned parking, in-suite storage, in-suite laundry, and a private west-facing balcony. Enjoy a prime location just 10 minutes from downtown and close to the C-train, cafes, restaurants, pathways, and shopping!