



103, 6650 Old Banff Coach Road SW
Calgary, Alberta

MLS # A2194708



\$269,997

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	862 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Jetted Tub, Open Floorplan		

Inclusions: N/A

Stylish and spacious multi-level condo offering 862 sq. ft. of thoughtfully designed living space in the sought-after community of Patterson Heights + HEATED UNDERGROUND STALL in a PET FRIENDLY COMPLEX. This bright and inviting home features hardwood flooring throughout the main level, an open-concept layout, and a cozy living room with a corner gas fireplace, leading to a private, enclosed patio (with gas line) — perfect for relaxing or entertaining. The kitchen boasts maple tone cabinetry, stainless and black appliances, and a raised breakfast bar, with a convenient laundry room just steps away. Upstairs, the expansive primary bedroom serves as a true retreat, complete with walk in closet and a luxurious 5-piece ensuite featuring a jetted soaker tub, dual sinks, and a glass shower. Additional features include heated underground parking with a titled stall, an assigned storage locker, and a well-managed complex. Ideally located with quick access to Bow Trail, Sarcee Trail, and the Westside C-Train Station, and minutes from Westbrook Mall, Signal Hill, Westhills, schools, parks, and more, this home offers easy downtown commuting and convenient access to the mountains. A rare opportunity in a prime location — book your showing today!