

\$217,500 - 221, 6400 Coach Hill Road Sw, Calgary

MLS® #A2105692

\$217,500

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**** WELCOME TO #221, 6400 COACH HILL ROAD SW. **** Excellent opportunity for the first time buyer or investor to own this spacious one bedroom / one bath room low maintenance condominium unit with private balcony and upgrades. The 646 square foot unit is south facing with luxury vinyl plank flooring, modern shag carpets, newer lighting and paint throughout. The kitchen features custom shaker style maple cabinets, granite counters, a large pantry/laundry room, beautiful quality stainless steel appliances (5 years old) next to an elegant dining room with new lighting. The cozy living room w/ corner electric fireplace has access to the south facing balcony with a separate storage locker. The bathroom features a granite top vanity with shaker maple wood and a deep soaker tub with subway tile surround next to the primary bedroom offering lots of closet space and shelving. There is a washer and dryer in the pantry with loads of shelving space. Included is one outdoor assigned parking stall with plug in located right out front of your unit. Included is a storage locker located in the basement of building #100. The location of this unit and building surrounded by mature trees is easily accessible to Old Banff Coach Road to the nearest bus stop, minutes to Bow Trail with a short 10-12 minutes to downtown. Plus, you are only minutes to the C train, Westside Rec Centre, shopping and to the west Stony Trail ring road en route to the mountains. Affordable taxes at ONLY \$1008 for 2023 plus



condo fees at \$478.50/month which includes heat, water and sewage plus exterior maintenance and professional management services. Great rental property with a very strong and lucrative investment opportunity. VACANT, SPOTLESS AND VERY CLEAN.... READY FOR A QUICK POSSESSION!!

Built in 1978

Essential Information

MLS® #	A2105692
Price	\$217,500
Sold Price	\$210,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	221, 6400 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B8

Amenities

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 21st, 2024
Days on Market	27
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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