



THE
A-TEAM

**RE/MAX
FIRST**

6400 COACH HILL Road #213, Calgary T3H 1B8

MLS®#: **A2121082**

Area: **Coach Hill**

Listing Date: **04/08/24**

List Price: **\$239,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 13-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **848**
Low Sqft:
Ttl Sqft: **848**

DOM

41
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Closet Organizers,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4' 0" x 5' 5"
Living Room	Main	11' 9" x 14' 11"
Bedroom - Primary	Main	12' 4" x 14' 6"
4pc Bathroom	Main	12' 4" x 7' 11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8' 5" x 7' 11"
Kitchen	Main	7' 5" x 7' 0"
Bedroom	Main	8' 10" x 13' 1"
Storage	Main	5' 5" x 5' 7"

Legal/Tax/Financial

Condo Fee:
\$627

Title:
Fee Simple

Zoning:
M-C1 d75

Legal Desc:	7910850	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to this inviting 2BR/1BA condo in the Village of Westhills! With a prime location offering easy access to downtown, the mountains, and beyond, this main floor unit is a commuter's dream. Renovated in 2008, the kitchen boasts sleek granite countertops, while the open-concept living and dining area flows seamlessly to the sunny patio. Two spacious bedrooms and an updated bathroom with in-unit laundry complete the picture. With transit options nearby and a conveniently located parking stall, this condo is ready for you to call it home. Contact your Realtor today to schedule a your private viewing!		
Inclusions: Property Listed By:	N/A CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











