



THE
A-TEAM

**RE/MAX
FIRST**

7030 COACH HILL Road #344, Calgary T3H 1E4

MLS®#: **A2140675**

Area: **Coach Hill**

Listing Date: **06/12/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,524**
Low Sqft:
Ttl Sqft: **1,524**

Assigned, Parkade, Stall, Underground

DOM

16

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard, Hot Water, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`7" x 5`1"	Great Room	Main	19`3" x 18`11"
Dining Room	Main	12`3" x 11`9"	Kitchen	Main	12`7" x 9`2"
Bedroom - Primary	Main	13`6" x 12`1"	Bedroom	Main	14`7" x 10`2"
Bedroom	Main	10`6" x 9`10"	Laundry	Main	5`6" x 2`6"
Storage	Main	6`2" x 5`9"	4pc Bathroom	Main	
3pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$878

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8110301**

Remarks

Pub Rmks: **Spacious 1524 sf, 3 bedroom, 2 bath apartment in the exclusive Odyssey Towers in Coach Hill. Very open floor plan with a huge living/dining area looking to the south & east over a parklike area with tree tops views. Many upgraded features include luxurious low maintenance vinyl plank flooring throughout, custom blinds, renovated bathrooms, air conditioning & closet organizers. Large "u" shaped white kitchen with quartz countertops & stainless appliances. There are 3 large bedrooms including a king size master with a walk-in closet & 3 piece en-suite. This unit also features a spacious foyer with double closet, separate storage room & separate laundry area. Enjoy the convenience of 2 parking stalls - one indoor and one outdoor. This beautifully maintained & well run complex includes ample visitor parking, an on site caretaker, guest suite, sauna/steam room & residents club. Conveniently located close to shopping & transit, minutes to downtown plus easy access to Stoney Trail & a quick escape to the mountains.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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







