



THE
A-TEAM

**RE/MAX
FIRST**

6600 OLD BANFF COACH Road #111, Calgary T3H 4J4

MLS®#: **A2160272**

Area: **Patterson**

Listing Date: **09/07/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,362**
Low Sqft:
Ttl Sqft: **1,362**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

11
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Parkade,Titled,Underground**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Open Floorplan,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Second	
Living Room	Main	18`0" x 12`7"	Dining Room	Main	10`9" x 8`4"
Kitchen	Main	10`9" x 10`9"	Bedroom - Primary	Second	13`8" x 13`2"
Bedroom	Second	14`9" x 9`9"	Loft	Third	7`4" x 5`5"
Laundry	Second				

Legal/Tax/Financial

Condo Fee:
\$633

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9911467**

Remarks

Pub Rmks: **Not-to-miss opportunity in one of the most exclusive condo projects in Calgary's West Hills communities, here in this amazing multi-level home in PATTERSON LOFTS. This unique 2 bedroom condo...occupying the top 3 levels of this 5-storey building, enjoys upgraded luxury vinyl plank flooring, 1.5 bathrooms, titled underground parking for your exclusive use & open air balcony with panoramic views of the surrounding city & downtown skyline. Flooded with natural light & complemented by expansive vaulted ceilings, the main level features a spacious living room with fireplace & French door to the balcony, sunny dining room with window AC unit & stylish kitchen with raised bar & stainless steel LG appliances plus black Maytag convection oven & cooktop. The "lower" level - with a separate entry from the building's 3rd floor, is finished with 2 bright bedrooms - both with 9ft ceilings & walk-in closets, a full bath & laundry/utility room with new (2020) hot water tank. Overlooking the living & dining rooms is the upper level loft with vaulted ceilings...the perfect space for your home office, lounge or media room. The titled parking stall is conveniently located close to the elevator & has an adjoining storage cage. Smashing location within walking distance to bus stops & local shopping, neighbourhood park & with its quick access to both Bow & Sarcee Trails, you're just minutes to the Westside Rec Centre, highly-rated schools, Edworthy Park & downtown.**

Inclusions: **white wardrobe in master bedroom, white armoire in bedroom 2, portable AC unit. Check: mounted cabinet in full bath**

Property Listed By: **Royal LePage Benchmark**

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









