



THE
A-TEAM

**RE/MAX
FIRST**

20 COACHWAY Road #261, Calgary T3H1E6

MLS® #: **A2167178**

Area: **Coach Hill**

Listing Date: **09/19/24**

List Price: **\$489,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,167**

Low Sqft:

Ttl Sqft: **1,167**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

0

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Stall, Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**

Int Feat: **Elevator, No Animal Home, Open Floorplan, Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9' 8" x 9' 2"	Dining Room	Main	13' 1" x 12' 9"
Living Room	Main	20' 4" x 19' 1"	Storage	Main	5' 6" x 4' 11"
Laundry	Main	5' 6" x 2' 9"	Bedroom	Main	11' 4" x 7' 5"
Bedroom - Primary	Main	13' 11" x 12' 0"	3pc Bathroom	Main	8' 6" x 8' 3"

Legal/Tax/Financial

Condo Fee:

\$653

Title:

Fee Simple

Zoning:

DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **8110301**

Remarks

Pub Rmks: **STUNNING ADULT LIVING 18+ COMPLETELY RENOVATED TOP TO BOTTOM 6TH FLOOR CONDO WITH EXCEPTIONAL WORKMANSHIP AND FINISHING in the EXCLUSIVE ODYSSEY TOWERS of COACH HILL with only 4 units per floor. Enjoy the panoramic views from the floor to ceiling curved windows. Beautifully appointed 1168 sq ft, bright and open floor plan, CUSTOM KITCHEN, TWO bedrooms, updated bathroom with walk in shower, in-suite laundry/sink, a large in-suite storage room, and a generous sized balcony. Renovations include custom kitchen, vanities with matching quartz throughout, complete stainless steel appliances package, air conditioning, stunning feature wall with built in electric fireplace, new flooring throughout - luxury vinyl plank, tile, and carpet, laundry sink with quartz top, wall to wall walk in shower, knockdown textured ceiling throughout, upgraded plumbing and electrical, and much more. TWO parking stalls. One secured underground and a second convenient outdoor stall as well as ample visitor parking. Amenities include personalized building manager, guest suite in each building for overnight guests, sauna/steam room, resident's club, beautiful manicured green space and gardens, a very well managed and maintained complex. Enjoy maintenance fee living in one of Calgary's premier adult living communities! Located conveniently within minutes to the bus stop/direct line to West Side LRT Station, Ambrose University, Rundle College, West Side Rec Center, parks, pathways, restaurants, and less than twenty minutes to downtown. Quick possession and move in ready!**

Inclusions: **Air conditioner (wall unit)**
Property Listed By: **URBAN-REALTY.ca**

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







