



THE
A-TEAM

**RE/MAX
FIRST**

20 COACHWAY Road #221, Calgary T3H1E6

MLS® #: **A2169749**

Area: **Coach Hill**

Listing Date: **10/01/24**

List Price: **\$479,900**

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: **1,343**
Low Sqft:
Ttl Sqft: **1,343**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned, Parkade, Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, See Remarks**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**
Int Feat: **Breakfast Bar, Laminate Counters, No Smoking Home, Recreation Facilities, Sauna, Steam Room, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Living Room	Main	23`0" x 19`6"
3pc Ensuite bath	Main	
Dining Room	Main	15`0" x 14`0"
Balcony	Main	11`8" x 11`4"

Room	Level	Dimensions
Kitchen	Main	15`8" x 11`8"
Bedroom - Primary	Main	13`4" x 12`0"
Foyer	Main	5`4" x 5`8"
Laundry	Main	5`6" x 2`8"
Bedroom	Main	10`0" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$747

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8110301**

Remarks

Pub Rmks: **This bright and spacious 1367 SQ FT 2 bed 2 bath condo is absolutely stunning! The living room and dining area feature 12 large floor to ceiling windows for abundant natural light. The bedrooms are large and include a master en-suite and a walk in closet, as well there are 2 spacious storage rooms. This property is centrally located close to downtown, shopping, walking paths and tremendous access to mountain escapes. The kitchen features new appliances and luxury vinyl plank flooring, virtually all of this stunning condo has been recently painted. Enjoy a large deck with lovely views of the fabulous flower gardens below. The condo also features 2 parking spaces, one indoors and the other an outdoor stall. This condo is full of amenities, with 2 elevators, ample visitor parking, an indoor garden, access to a sauna and steam room as well as a guest room. Odyssey Towers has a 55 year and above age requirement.**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

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









