



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6550 OLD BANFF COACH Road #103, Calgary T3H 4J4**

MLS®#: **A2177755**

Area: **Patterson**

Listing Date: **11/07/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **857**  
Low Sqft:  
Ttl Sqft: **857**

DOM

**14**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Jetted Tub,No Animal Home,No Smoking Home**  
Utilities:

Room Information

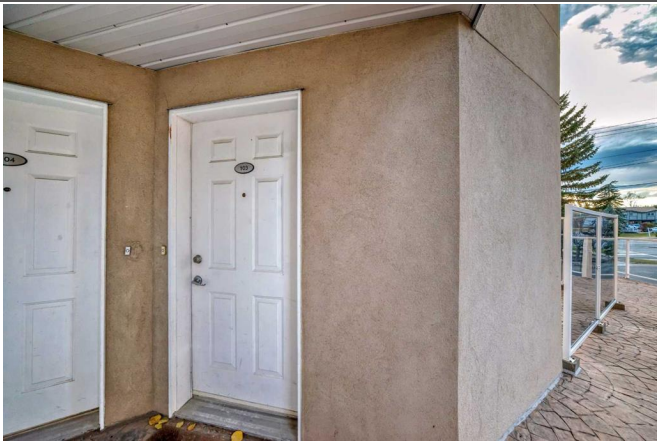
Room	Level	Dimensions
Entrance	Main	6`1" x 4`9"
Laundry	Main	3`0" x 5`2"
Living Room	Main	11`3" x 16`7"
Bedroom	Second	10`6" x 10`8"
Furnace/Utility Room	Second	4`8" x 4`10"

Room	Level	Dimensions
Dining Room	Main	9`3" x 7`5"
Kitchen	Main	9`10" x 9`8"
Bedroom - Primary	Second	10`8" x 14`3"
4pc Bathroom	Second	4`11" x 10`11"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$381		Fee Simple		DC
		Fee Freq:		
		Monthly		
Legal Desc:	9912177			
		Remarks		
Pub Rmks:	This unique 2-bedroom condo offers a perfect blend of convenience and style, featuring titled parking, a gas fireplace, stainless steel appliances, and Laminate flooring on the main floor, with cozy carpet upstairs. Enjoy a spacious private patio with a gas hookup, a luxurious jetted tub, and a stacked washer/dryer for added ease. The home boasts separate heating, individual water bills, and a heated parkade for year-round comfort, while the 9-foot ceilings on the upper floor provide an airy, open feel. With a water sprinkler system, and the convenience of separate heat and electricity, this condo is ideal for those seeking a low-maintenance lifestyle in a prime location. This unit also includes in-suite laundry, and underground parking & is conveniently located close to public transit, biking, skiing, & restaurants on the West Side. The elevator outside the front door offers access to the underground parking. An excellent location with easy access to downtown and the mountains, shopping, transportation, and all amenities.			
Inclusions:	N/A			
Property Listed By:	Royal LePage METRO			

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



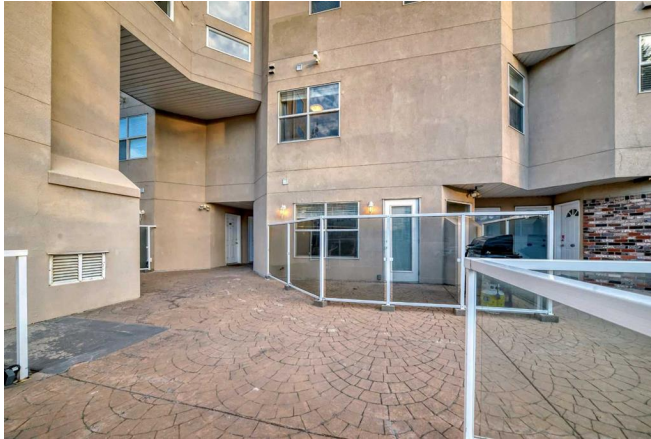














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103-6550 Old Banff Coach Rd SW, Calgary - MAIN

KITCHEN DINING PATIO

LIVING ENTRY

Room	Dimensions	Room	Dimensions	Room	Dimensions
Entry	6'7" x 4'9"	Walk-In Closet	3'10" x 4'4"	Closet	7'2" x 7'5"
Landings	30'7" x 12'7"	Kitchen	9'10" x 9'8"	Living	11'2" x 16'7"
Patio	7'2" x 10'1"				

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed herein and/or other parties directly connected to the marketing of the property. May not be published, distributed or used for other purposes. Basic illustration of the marketing opportunities herein listed. Please contact the listing agent for more information and/or a complete presentation.

Client: Deepan Nayyar      November 7, 2024      Job #: 058450



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103-6550 Old Banff Coach Rd SW, Calgary - UPPER 1

BEDROOM

PRIMARY BEDROOM

BATH 4P

HALL

MECHANICAL

Room	Dimensions
Bedroom	10'6" x 10'0"
Primary Bedroom	10'0" x 14'2"
Bathroom 4P	4'11" x 10'11"
Mechanical	4'0" x 4'10"

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