



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: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 28-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:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **857**

Low Sqft:

Ttl Sqft: **857**

DOM

44

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

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:
\$381

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9912177**

Remarks

Pub Rmks: **Welcome to this beautifully designed 2-bedroom condo offering the perfect blend of style, comfort, and convenience! This unit features a private front door entry, laminate flooring, updated mainfloor window coverings, and stylish pot lights with dimmer controls. The kitchen boasts premium Whirlpool stainless steel appliances, including a fridge with an ice maker and water filter, while the living room invites you to unwind by the cozy gas fireplace. The heated parkade directly beneath the unit provides secure, year-round parking but also helps reduce utility costs. The spacious private patio, complete with a gas hookup, is perfect for outdoor relaxation and stays cozy thanks to the warmth from the parkade below. Enjoy the luxury of a jetted tub, in-suite stacked washer and dryer, and thoughtful touches like separate heating and individual water and electricity meters for easy utility management. A built-in water sprinkler system adds an extra layer of safety. Convenience is key in this location, with an elevator outside your front door providing seamless access to the heated underground parking. You'll be within walking distance of local pubs, a 7-Eleven, and a nearby gas station, with quick access to public transit, biking and skiing trails, shopping, restaurants, and more. Don't miss this opportunity to make this exceptional condo your new home!**

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











Room	Dimensions	Room	Dimensions	Room	Dimensions
Entry	6'1" x 4'9"	Walk-In Closet	7'10" x 4'4"	Dining	7'3" x 7'5"
Living	30'0" x 30'0"	Kitchen	9'50" x 9'8"	Living	11'3" x 16'7"
Patio	7'2" x 13'1"				

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing/lease process. May not be published, distributed or used for other purposes. Basic illustration of conceptual/operational/representational. Please contact us if you need any clarification or approval of any kind of architectural representation.

Client: Deepan Nayyar

November 7, 2024

Job #: 058450



Room	Dimensions
Bedroom	10'0" x 10'0"
Primary Bedroom	10'0" x 14'7"
Bathroom 4P	4'11" x 10'11"
Mechanical	4'0" x 4'0"

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing/lease process. May not be published, distributed or used for other purposes. Basic illustration of conceptual/operational/representational. Please contact us if you need any clarification or approval of any kind of architectural representation.

Client: Deepan Nayyar

November 7, 2024

Job #: 058450

