



THE
A-TEAM

**RE/MAX
FIRST**

7030 COACH HILL Road #344, Calgary T3H 1E4

MLS®#: **A2190350**

Area: **Coach Hill**

Listing Date: **01/31/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,531**

Low Sqft:

Ttl Sqft: **1,531**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

37

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Covered,Parkade,See Remarks,Stall,Underground

Utilities and Features

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

Construction: **Concrete**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	14`8" x 10`2"	Bedroom - Primary	Main	16`10" x 13`6"
Living Room	Main	19`7" x 20`1"	Dining Room	Main	15`1" x 18`3"
Kitchen	Main	11`1" x 9`11"	Bedroom	Main	10`6" x 9`10"
Storage	Main	6`3" x 8`0"	3pc Ensuite bath	Main	9`7" x 5`0"
4pc Bathroom	Main	9`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$875

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 8110301

Remarks

Pub Rmks: **Welcome to this beautiful Odyssey Towers property, located in the heart of Coach Hill! This spacious 3-bedroom, 2-bathroom condo has been thoughtfully updated, offering a move-in-ready home perfect for immediate possession. Combining functionality, design, and a modern feel, this property is ideal for professionals or anyone seeking exceptional value. The sprawling open-concept living area features luxury vinyl plank flooring throughout and floor-to-ceiling windows that flood the space with natural light. The timeless white kitchen features an oversized raised eating bar with quartz countertops, a suite of newer stainless-steel appliances, and a side pantry for extra storage. The kitchen flows seamlessly into the large dining area and expansive living room, creating an ideal layout for entertaining or hosting family gatherings. The dining space comfortably accommodates formal dinners and offers direct access to the private balcony, while the generous living room provides ample space for a cozy seating area / entertainment area and office/reading nook. The primary suite is complete with a large walk-in closet and a renovated 3-piece ensuite featuring a new vanity, toilet, and a fully tiled walk-in shower. Two additional bedrooms provide versatility, whether for family, guests, or as a space for a home office or craft room. The second full bathroom has also been recently updated with a new vanity, toilet, and a tub/shower combination with a modern tile surround. A dedicated storage room and in-suite laundry area add extra convenience, making daily living effortless. The west-facing balcony offers a peaceful escape with views of the surrounding green space and tree canopy, perfect for unwinding after a long day. This property also includes air conditioning providing comfort in the summer and two assigned parking stalls (one underground, one surface), ensuring year-round security and convenience. The Odyssey Building is well maintained and offers a tranquil living experience for its residents all while being minutes from countless shopping and entertainment hubs and major thoroughfares. This is your opportunity to embrace the ease of apartment living without compromising on quality or design. Whether you're downsizing, upgrading, or searching for your next home, this wonderful apartment is ready for you. Don't miss your chance to make it your own!**

Inclusions:
Property Listed By: **N/A
Charles**

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









