



THE
A-TEAM

**RE/MAX
FIRST**

6400 COACH HILL Road #213, Calgary T3H 1B8

MLS® #: **A2193129**

Area: **Coach Hill**

Listing Date: **02/07/25**

List Price: **\$279,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

15
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**
Heating: **Baseboard**
Sewer:
Ext Feat: **Storage**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Washer/Dryer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 11`11"	Dining Room	Main	7`9" x 8`6"
Kitchen	Main	7`1" x 7`2"	Bedroom - Primary	Main	13`1" x 12`4"
Bedroom	Main	13`1" x 8`10"	4pc Bathroom	Main	5`3" x 12`4"
Storage	Main	5`6" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$650

Title:
Fee Simple

Zoning:
M-C1 d75

Fee Freq:
Monthly

Legal Desc: **7910850**

Remarks

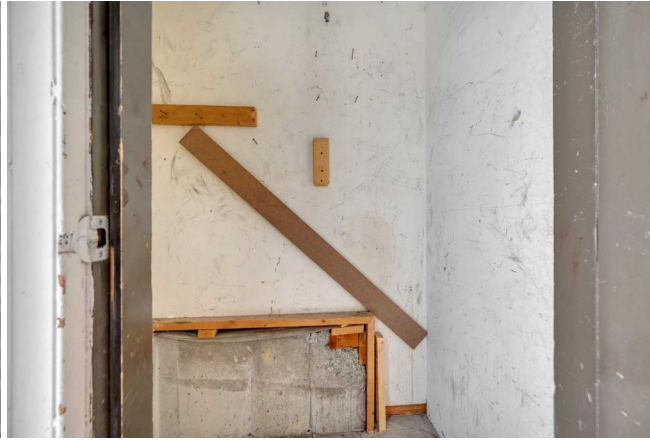
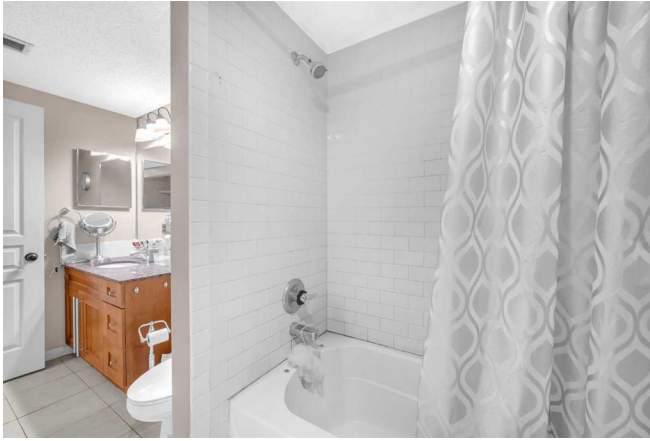
Pub Rmks: ******ATTENTION FIRST TIME HOME BUYERS / INVESTORS**** A Golden Opportunity awaits YOU!! 2 Bedroom property with multiple advantages-parking stall just across the unit with a sliding door opening right into it and a dedicated decent size storage to take care of your additional belongings. Transit bus stop just outside the complex at 400 meters, 6 minutes' (4 kms) drive to WB Sirocco LRT Station, 19 minutes' (10 kms) drive to downtown and 11 minutes' (6.7 Kms) drive to COP. PLUS, Elementary, Junior High and High School within 6 minutes (3 kms) distance. Enjoy beautiful outdoor walks - 2 nearest parks within 800 meters, Coach Hill Off-Leash Dog Park and Niloofar Park and a little further to Niki Park. All these nearby amenities and services will lead to plenty of options for leasing out quickly. The layout is quite functional with a decent sized Living room along with Dining area, Walking pantry and Kitchen with Stainless Steel Electric Cooking Range, Microwave and Dish washer. The cozy hallway flows seamlessly and leads to the 2 spacious bedrooms with closets and large windows creating an atmosphere of openness and brightness. The high point is the 4pc bathroom that conveniently accommodates the washer and dryer for your utmost convenience. Escape to the mountains to enjoy the beautiful nature with quick access to Sarcee Trail and Highway 1 for your outdoor fun activities creating great value for this property. Seeing IS Believing. Come see this beautiful property with its amazing features ... so. call on your favorite Realtor and book a showing at the earliest before this opportunity is Gone with the Wind ...**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









213-6400 Coach Hill Rd SW, Calgary, AB

Main Floor Interior Area 343.19 sq ft



PREPARED 2025/02/04



With respect to the floor area in this floor plan, all room dimensions and floor areas must be considered approximate and are subject to independent verification.