



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2200359**

Area: **Patterson**

Listing Date: **03/08/25**

List Price: **\$299,900**

Status: **Pending**

County: **Calgary**

Change: **None**

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

5

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Multi
Level Unit**

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	Room Legal/Tax/Financial	Level	Dimensions
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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!**

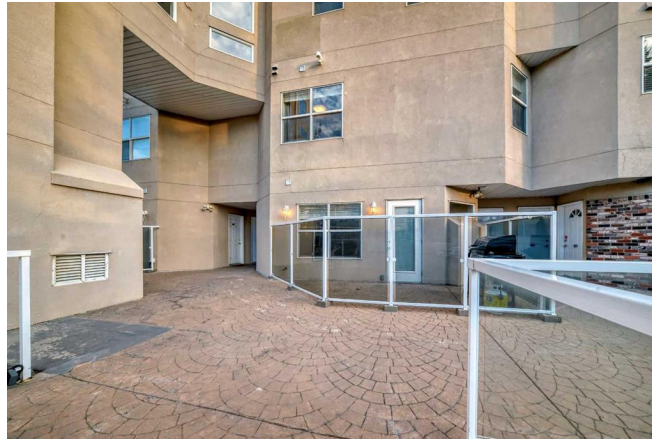
Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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









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



Room	Dimensions	Room	Dimensions	Room	Dimensions
Entry	4'1" x 4'0"	Walk-In Closet	3'0" x 4'0"	Living	9'0" x 7'0"
Landry	3'0" x 3'2"	Kitchen	9'0" x 9'0"	Living	11'0" x 10'0"
Patio	7'0" x 10'1"				

Client: Deepak Nayyar November 7, 2024 Job #: 05840



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



Room	Dimensions
Bedroom	10'0" x 10'0"
Primary Bedroom	10'0" x 14'0"
Bathrooms 4P	4'11" x 5'0"11"
Mechanical	4'0" x 4'0"

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