

123, 6400 Coach Hill Road SW
Calgary, Alberta

MLS # A2220670

\$224,900

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	626 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: None

First-Time Buyer Alert! Step into homeownership with this stylish + affordable 1-bedroom condo in the sought-after SW community of Coach Hill – where location, lifestyle, and value come together! This lovingly cared-for 626 sq ft unit is move-in ready and full of charm. The smart open-concept layout maximizes every inch without compromising on comfort. The bright and spacious living area is flooded with natural light, creating a cozy vibe that feels like home the moment you walk in. The kitchen is a total win – light oak cabinetry, sleek subway tile backsplash, generous counter space, and a perfect flow into the dining area — ideal for quiet meals or entertaining friends. You’ll love the oversized laundry room that doubles as a pantry plus extra storage space. The bedroom is seriously dreamy, with a large window that keeps things airy and bright, plus double closets and easy access to a modern 4-piece bathroom. After a long day, kick back with a glass of wine on your covered balcony, directly off the living room, as your own private outdoor escape, (with exterior storage room on the balcony). The unit comes with a dedicated parking stall close to the entrance and a separate storage locker in the building for extra convenience. The location is a total game-changer as it is just steps to transit, minutes to Westside Rec Centre, West Hills Shopping, top schools, parks, and playgrounds. Plus, you're only a quick drive to downtown or the mountains, and walking/bike paths and green spaces are just outside your door! Whether you're buying your first place or looking to downsize smart, this condo checks ALL the boxes — affordable, updated, and in a prime location. This gem won’t last — book your showing today and make it yours!