

213, 6400 Coach Hill Road SW  
Calgary, Alberta

MLS # A2193129

**\$275,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Coach Hill                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Low-Rise (1-4)           |        |                   |
| Size:     | 843 sq.ft.                         | Age:   | 1978 (47 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |          |
|-------------|---|------------|----------|
| Heating:    | Baseboard   | Water:     | -        |
| Floors:     | Carpet, Hardwood  | Sewer:     | -        |
| Roof:       | Asphalt   | Condo Fee: | \$ 650   |
| Basement:   | -   | LLD:       | -        |
| Exterior:   | Brick, Wood Frame   | Zoning:    | M-C1 d75 |
| Foundation: | -   | Utilities: | -        |
| Features:   | Granite Counters, No Animal Home, No Smoking Home, Pantry |            |          |

Inclusions: N/A

\*\*\*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 &hellip; so. call on your favorite Realtor and book a showing at the earliest before this opportunity is Gone with the Wind &hellip;