

**723, 6400 Coach Hill Road SW**  
**Calgary, Alberta**

**MLS # A2316672**



**\$199,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coach Hill                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 844 sq.ft.                         | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |          |
|--------------------|-----------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork        | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 690   |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding    | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Storage                           |                   |          |

**Inclusions:** None

COACH HILL CONDO UNDER 200K A quiet, west-facing, 2 bedroom corner-unit condo with friendly neighbours in the Village of Westhills in Coach Hill.. Conveniently located near schools, natural areas and parks with playgrounds, bike paths, and bus stops and a casual walk to trendy shops and restaurants of West 85th Street. Quick and easy access to both Downtown just to the east (a straight shot down Bow Trail) and out of town just to the west via Old Banff Coach Road through beautiful Springbank or via the ring road. The windows, patio, lawn and garden are west-facing, so you get a sunny yard with natural light streaming into the living room and bedrooms in the afternoon. You also get nice indirect morning light, and a Mayday tree out front gives wonderfully fresh lilac scents every spring. The unit includes one designated parking spot, just steps from the unit, which has a plugin. Water and heat are included in condo fees as are lawn care, snow removal, garbage, recycling, and compost. Come live in the hidden gem of Coach Hill! ...