

522, 6400 Coach Hill Road SW
Calgary, Alberta

MLS # A2319892



\$199,500

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to The Village of Westhills, where everyday convenience meets an easy west-side lifestyle. Set on the first floor, just one stair up from the main entrance, this home offers a practical layout with comfortable living spaces and a warm, inviting feel. The kitchen is functional and well laid out, with updated finishes, good workspace, and an extra-large pantry/in-suite storage room that is a rare bonus in condo living. The kitchen and dining area feature brand new cork flooring, adding comfort underfoot and a fresh update where it matters. The living room is anchored by an electric fireplace, creating a cozy spot to unwind in the cooler months, while the sunny balcony extends your living space outdoors when Calgary finally remembers it has summer. The recently refinished balcony also includes an extra storage room, ideal for seasonal items, bikes, or the things you need but don't want staring at you every day. Both bedrooms are well-proportioned, with the primary bedroom offering room for larger furniture. The home also includes in-suite laundry with washer and dryer, a 4-piece main bathroom, and an assigned parking stall for everyday convenience. Plenty of visitor parking. Coach Hill is known for mature trees, quick access to downtown, and easy connections to Bow Trail, Sarcee Trail, Stoney Trail, and Highway 1 for mountain escapes. You're close to Westhills Shopping Centre, Signal Hill Centre, Westside Recreation Centre, the West LRT, Mount Royal University, parks, pathways, restaurants, and everyday services. Affordable west-side ownership is getting harder to find, and this is a comfortable, practical condo in a location that keeps life simple and connected. This 2 bedroom, 1 bathroom condo is a smart option for first-time buyers, students, downsizers, or investors looking for value without giving up location.