

831, 6400 Coach Hill Road SW
Calgary, Alberta

MLS # A2338874



\$229,900

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,048 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 846
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: curtain rod (not hung), floating shelves in living room and loft, remote for ceiling fan, fireplace and motorized blind

SUN-DRENCHED LOFT LIVING IN COACH HILL! Welcome to this beautifully upgraded two-bedroom, one bathroom, multi-level loft offering 1,048 sq. ft. of stylish and functional living space. Soaring 17-foot ceilings and dramatic floor-to-ceiling windows fill the home with natural light, while the open-concept design creates an airy and inviting atmosphere. The main floor features beautiful and durable laminate flooring, a cozy reconfigured electric fireplace that anchors the living room and access to your private west-facing balcony, where you can soak up the afternoon and evening sun. The spacious lofted area overlooks the living room and offers endless flexibility as a home office, reading nook, media/bonus room space or creative retreat. The kitchen is finished with granite countertops and ample cabinetry, while the full bathroom includes convenient in-suite laundry with a washer and dryer. The primary bedroom is massive providing tons of space and ample storage. The second bedroom adds great functionality for guests, a child's room or an office. Storage is plentiful, with in-suite storage, a private balcony storage shed and a generous additional storage unit in Building 700. Enjoy the convenience of assigned parking directly in front of the building, as well as a secure courtyard, bike storage, and beautifully maintained outdoor spaces. Tucked away on a quiet, secluded road while remaining close to major routes, this well-managed complex offers easy access to downtown, shopping, restaurants, parks, schools, and the mountains. Located in desirable Coach Hill, this unique loft offers an exceptional combination of character, space, a town house feel, natural light and convenience. Pride of ownership is shown through this exceptional unit!