

**522, 6400 Coach Hill Road SW**  
**Calgary, Alberta**

**MLS # A2339616**



**\$184,900**

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

|                    |                                          |
|--------------------|------------------------------------------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork               |
| <b>Roof:</b>       | Asphalt Shingle                          |
| <b>Basement:</b>   | -                                        |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                  |
| <b>Foundation:</b> | Poured Concrete                          |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Storage |

|                   |          |
|-------------------|----------|
| <b>Water:</b>     | -        |
| <b>Sewer:</b>     | -        |
| <b>Condo Fee:</b> | \$ 694   |
| <b>LLD:</b>       | -        |
| <b>Zoning:</b>    | M-C1 d75 |
| <b>Utilities:</b> | -        |

**Inclusions:** N/A

**LOCATION-LOCATION-LOCATION:** 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 864.69 SQFT 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 close to the entrance 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. \*\*\*Bring your vision and a paintbrush - this practical west-side condo has the layout, location, and value to become something special.