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104, 6550 Old Banff Coach Road SW Calgary, Alberta

MLS # A2357555

$318,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,263 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	2	**Baths:**	2
Garage:	Garage Door Opener, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 736
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	DC (PRE 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience breathtaking panoramic views of Calgary's downtown skyline from this exceptional two-level loft in the highly sought-after Patterson Lofts, one of the most exclusive condominium developments in Calgary's desirable West Hills communities. This stylish home features warm wood flooring throughout both levels and the staircase—absolutely no carpet. The thoughtfully designed open-concept floor plan offers two spacious bedrooms, two full bathrooms, and expansive living spaces filled with natural light from oversized windows that perfectly frame the spectacular city views. The inviting kitchen is equipped clean white cabinets with a large breakfast bar and flows seamlessly into the generous dining area with patio doors leading to your private balcony—the perfect place to relax while enjoying sweeping views of the city and downtown skyline. The bright living room is anchored by a cozy corner gas fireplace, creating an ideal space for entertaining or unwinding. The main level also features a full bathroom with a shower, providing added convenience for guests and everyday living. Upstairs, the spacious primary retreat features a walk-in closet and a private 4-piece ensuite. A second spacious bedroom and a convenient laundry/utility room complete the upper level. Recent updates include a refrigerator, dishwasher, microwave hood fan, washer, dryer, and toilets in both bathrooms, offering peace of mind and modern convenience. Additional highlights include titled underground parking with an adjoining private storage unit. Perfectly situated, Patterson offers the best of both urban living and outdoor recreation. Enjoy walking distance to beautiful natural reserves, nearby parks, transit, and local shopping. With quick access to Bow Trail and Sarcee Trail, you're just minutes from Westside Recreation Centre, excellent schools,

Edworthy Park, downtown Calgary, and an easy escape west to the Rocky Mountains. This is a rare opportunity to own a sophisticated loft with spectacular views in one of Calgary's most desirable communities.

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