

**132, 10 Coachway Road SW**  
**Calgary, Alberta**

**MLS # A2209171**



**\$475,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 748

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

**\*\*ENJOY 18+ ADULT LIVING in the EXCLUSIVE & COVETED ODYSSEY TOWERS of COACH HILL featuring only 4 units per floor\*\***  
 Your spacious 2 bedroom, 2 bathroom condo offers recent updates which include FLOORING, CARPET, LIGHTING, and STUNNING SPA-LIKE BATHROOMS. Combining functionality and design, this property is ideal for PROFESSIONALS or DOWN-SIZERS who are seeking exceptional value!! The sprawling & unique open-concept living design features warm laminate flooring throughout and floor-to-ceiling windows that flood the space with natural light. Your large functional kitchen awaits your personal design and touch, and flows seamlessly into your large dining area and expansive living room-- creating an IDEAL layout for entertaining your friends & family. Gather around your large dining area for formal dinners or an apres' dinner card game with your friends. Retreat to your VERY GENEROUS SIZED living room which provides ample space for a cozy seating/entertainment area OR office/crafts/reading nook. The primary suite is complete with a large walk-in closet and a NEWLY RENOVATED ENVIABLE 4-piece en suite featuring a new vanity, toilet, lighting, flooring, extra shelving and good sized tub. An additional bedroom provides versatility, whether for family, guests, or as a space for a home office or craft room. The second NEWLY UPDATED spa-like bathroom offers a new vanity, toilet, lighting, and a LARGE glass & tile shower. A dedicated storage room and in-suite laundry area add extra conveniences, making daily living effortless. Enjoy a refreshing drink or a hot coffee watching the sun rise from your private SE facing balcony -- a perfect & peaceful escape with pretty views of the surrounding green space and tree canopy, absolutely IDEAL for unwinding after a long day. Your new home comes with a small

STORAGE locker, TWO PARKING spots-- ONE secured underground (#177) + ONE outdoor stall (#367), and ample visitor parking for your guests. Odyssey Towers offers a guest suite for your out of town company plus sauna & steam rooms with showers. Your EXCLUSIVE adult-only (18+) PET-FREE complex offers a tranquil and secure environment for its residents as well as the ability for a "lock and leave" lifestyle. Odyssey Towers is a professionally well managed complex consisting of 3 separate concrete towers - one of the few concrete buildings on Calgary's west side. Comprehensive condo fees that include heat and water, as well as exterior maintenance, reserve fund contributions, professional management, landscaping and snow removal. Coach Hill is a fantastic & FRIENDLY COMMUNITY with easy access to some of the BEST shopping & amenities our city offers (West Springs/Aspen and Signal Hill/Westhills), downtown is a 15 min drive, and only 1 min from Old Banff Coach Road that leads you west to our stunning MAJESTIC ROCKY MOUNTAINS of Banff and Canmore via the new addition of Stoney Trail -- beautiful hikes & skiing only ONE HOUR away! You will LOVE this GEM of a home!