



# 6400 Coach Hill Road Calgary Alberta

\$229,900

Wow. This is a very affordable, quiet condo in a well managed, desirable complex in Coach Hill. Southwest exposure brings in plenty of natural, warm light to this very spacious unit! Here you'll find a well laid out 2 bedrooms, plus a loft unit with a balcony with a view! Spend some quality time in the morning enjoying your morning paper and coffee on your private balcony overlooking a peaceful green space. Create your culinary delights in a not very big, but very functional kitchen. Use the den for your games room, office, or do as some people do, use it as a spare bedroom (of course without windows). In-suite laundry makes life easy. Living room, with a cozy fireplace, is conveniently located between the kitchen and the lovely balcony. In the winter, snuggle up to your loved one and watch your favourite TV show by the warm fireplace. In-unit storage and additional storage on balcony provides ample storage place. Property is occupied by a tenant, so maybe not always 100% tidy, but clean, nonetheless. Assigned parking stall is conveniently located right outside front doors of the building and there is a storage locker on the lower level of the building. Pet friendly building! Close to schools, lots of shopping, and walking paths. You'll be only 15 minutes from downtown Calgary. Condo Fees include all your utilities except electricity and Cable/Internet. This is a perfect starter home for a young or formerly young couple, or for investors. Possession towards end of December. (id:6769)

Loft 13.08 Ft x 12.08 Ft  
 Dining room 11.00 Ft x 8.33 Ft  
 Bedroom 10.75 Ft x 9.08 Ft

Primary Bedroom 13.08 Ft x 12.25 Ft  
 4pc Bathroom 5.42 Ft x 12.17 Ft  
 Kitchen 8.00 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX REAL ESTATE  
 (MOUNTAIN VIEW)

<http://www.stevesklenka.com/>



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