



## 6550 Old Banff Coach Road Calgary Alberta

\$349,900

This unique 2-bedroom condo offers a perfect blend of convenience and style, featuring titled parking, a gas fireplace, stainless steel appliances, and Laminate flooring on the main floor, with cozy carpet upstairs. Enjoy a spacious private patio with a gas hookup, a luxurious jetted tub, and a stacked washer/dryer for added ease. The home boasts separate heating, individual water bills, and a heated parkade for year-round comfort, while the 9-foot ceilings on the upper floor provide an airy, open feel. With a water sprinkler system, and the convenience of separate heat and electricity, this condo is ideal for those seeking a low-maintenance lifestyle in a prime location. This unit also includes in-suite laundry, and underground parking & is conveniently located close to public transit, biking, skiing, & restaurants on the West Side. The elevator outside the front door offers access to the underground parking. An excellent location with easy access to downtown and the mountains, shopping, transportation, and all amenities. (id:6769)

Primary Bedroom 10.67 Ft x 14.25 Ft

Bedroom 10.50 Ft x 10.67 Ft

4pc Bathroom 4.92 Ft x 10.92 Ft

Furnace 4.67 Ft x 4.83 Ft

Other 6.08 Ft x 4.75 Ft

Dining room 9.25 Ft x 7.42 Ft

Laundry room 3.00 Ft x 5.17 Ft

Kitchen 9.83 Ft x 9.67 Ft

Living room 11.25 Ft x 16.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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