

**632, 6400 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2285099**



# \$223,000

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<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>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Incredible value for first time buyers in Coach Hill! Welcome to the Village of Westhills, home to this amazing 1 bedroom 1 bath with separate upper floor loft area! Situated on the third and fourth (top) floor of the building, this south facing unit has the perfect floor plan. Walking into the unit you are greeted by a cute foyer and entry to the spacious living room and open dining room. With an electric fireplace and bright window to the balcony, this space is cozy and inviting. Enjoy a morning coffee on the south facing balcony to start your day! The kitchen off the dining room has everything you need and access to the separate laundry room. The bedroom features a bright window and well size closet. The 4-piece bathroom completes the main floor. Head up the stairs to your bonus loft area that can be used as a family area, office space or even done up as a second sleeping area. This unit comes with a storage space off the balcony and one assigned parking stall. In a family friendly community with lots of amenities in the area, this condo is perfect for those looking for their first home or even individuals downsizing. This home is sure to go fast so don't hesitate and contact your realtor for a showing today!