

**623, 6400 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2203707**



**\$239,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Natural Gas

**Floors:** Carpet, Cork

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 678

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Wonderful 2 bedroom one bath unit in the desirable community of Coach Hill. Close to all amenities the Westside has to offer. This is a great starter home or someone looking for a great rental. The unit features good size eat in nook and large living room complete with electric fireplace. Ample storage space and in-suite laundry. There is a new bathroom surround and a fresh coat of paint in the bathroom. There is additional storage room off the balcony for the bikes and skis. A short commute to downtown!! Call today for your private viewing. Close to all amenities and access to the mountains.