

# \$275,000 - 213, 6400 Coach Hill Road Sw, Calgary

MLS® #A2193129

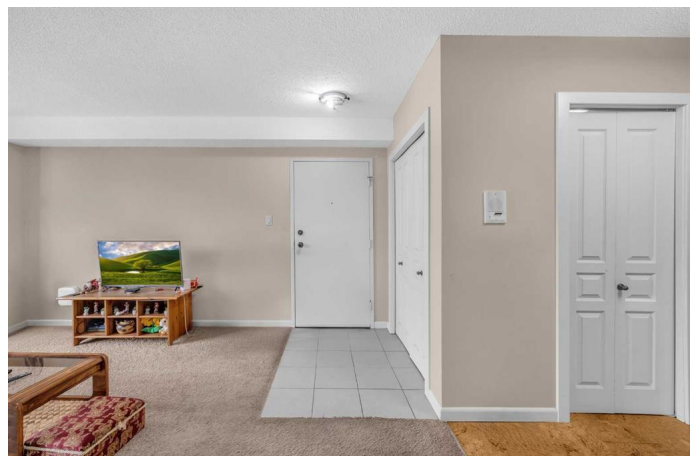
**\$275,000**

2 Bedroom, 1.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**\*\*\*ATTENTION FIRST TIME HOME BUYERS / INVESTORS\*\*\*\*** A Golden Opportunity awaits YOU!! 2 Bedroom property with multiple advantages-parking stall just across the unit with a sliding door opening right into it and a dedicated decent size storage to take care of your additional belongings. Transit bus stop just outside the complex at 400 meters, 6 minutes' (4 kms) drive to WB Sirocco LRT Station, 19 minutes' (10 kms) drive to downtown and 11 minutes' (6.7 Kms) drive to COP. PLUS, Elementary, Junior High and High School within 6 minutes (3 kms) distance. Enjoy beautiful outdoor walks - 2 nearest parks within 800 meters, Coach Hill Off-Leash Dog Park and Niloofar Park and a little further to Niki Park. All these nearby amenities and services will lead to plenty of options for leasing out quickly. The layout is quite functional with a decent sized Living room along with Dining area, Walking pantry and Kitchen with Stainless Steel Electric Cooking Range, Microwave and Dish washer. The cozy hallway flows seamlessly and leads to the 2 spacious bedrooms with closets and large windows creating an atmosphere of openness and brightness. The high point is the 4pc bathroom that conveniently accommodates the washer and dryer for your utmost convenience. Escape to the mountains to enjoy the beautiful nature with quick access to Sarcee Trail and Highway 1 for your outdoor fun activities creating great value for this property. Seeing IS Believing. Come see this



beautiful property with its amazing features â€¦  
so. call on your favorite Realtor and book a  
showing at the earliest before this opportunity  
is Gone with the Wind â€¦

Built in 1978

### Essential Information

MLS® #	A2193129
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	843
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	213, 6400 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B8

### Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Storage
Roof	Asphalt
Construction	Brick, Wood Frame

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	56
Zoning	M-C1 d75

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.