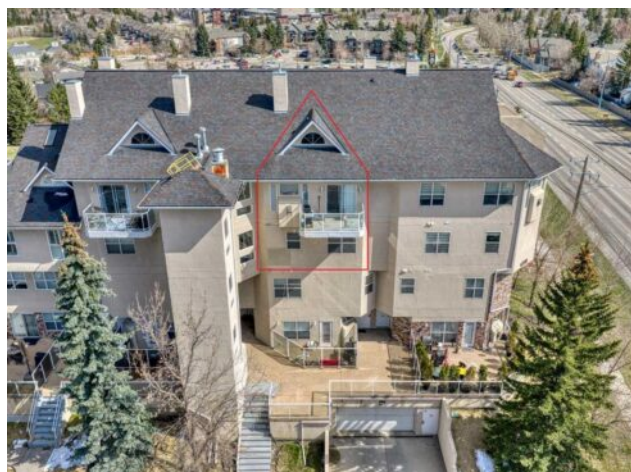


114, 6550 Old Banff Coach Road SW  
Calgary, Alberta

MLS # A2304169



## \$325,000

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 567
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Jetter tub does not work - "AS IS" / Fireplace - "AS IS"

Have you ever dreamed of living in a PENTHOUSE? This is your moment! Welcome to an extraordinary residence perched high above Patterson Heights&hellip;There are AT LEAST 8 REASONS WHY YOU SHOULD BUY this remarkable condo: (1) UNIQUE LAYOUT - this is a 3(!) STOREY PENTHOUSE apartment with your very own LOFT. A truly rare offering that stands in a league of its own&mdash;anything but cookie cutter! (2) STUNNING MOUNTAIN VIEWS FROM ALL 3 LEVELS - Prepare to be captivated by breathtaking sunsets, majestic Rockies, and panoramic west Calgary views framed by expansive windows on every level. (3) TWO underground TITLED parking spaces with TWO storage units. Enjoy the everyday luxury of warm, snow-free vehicles all winter long! (4) Phenomenal kitchen with NUMEROUS CABINETS AND COUNTER SPACE, showcasing a built-in stove, a full-size fridge, and a built-in dishwasher&mdash;designed to impress and built for function. (5) FUNCTIONAL MAIN FLOOR LAYOUT with a bright, open-concept living/dining space featuring a GAS FIREPLACE, soaring vaulted ceilings, oversized windows, and a 3-piece bath with a shower. (6) THE LOFT offers dramatic angled ceilings and endless flexibility&mdash;perfect as a TV lounge, stylish home office, or even a SECOND BEDROOM. (7) Good size master bedroom on the lower level, complete with a walk-in closet and FULL BATH, creating a private and comfortable retreat. (8) LOCATION - Only 10 minutes to West Hills Shopping Centre with everything you need&mdash;shopping, dining, entertainment, and more. Just 20 minutes to downtown via Bow Trail, plus effortless access to Highway 1 for quick escapes to Kananaskis and Banff. This is penthouse living at its finest&mdash;an absolute must-see! Book your private viewing NOW!!