



GRASSROOTS
REALTY GROUP

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**354, 7030 Coach Hill Road SW
Calgary, Alberta**

MLS # A2348459



\$548,800

Division:	Coach Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,545 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Outside, Parkade, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 846
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Quartz Counters		

Inclusions: Murphy Bed. Central Air - as-is (not in working condition). Light Fixtures.

Located in a sought-after 18+ complex, this spacious one-level, apartment-style condominium offers three bedrooms, two bathrooms, a thoughtfully designed floor plan, and an abundance of natural light, all in a highly convenient location with easy access to major routes and everyday amenities. The elegant interior is enhanced by rich oak hardwood flooring throughout the principal living areas. The gracious living room features expansive curved picture windows that bathe the space in natural light while showcasing sweeping mountain views, beautifully complemented by desirable south and west exposures. The adjoining dining area provides seamless access to the balcony, creating an inviting setting for morning coffee, quiet relaxation, or entertaining guests. The beautifully updated kitchen blends style and functionality, featuring newer stainless-steel appliances, quartz countertops, and durable cork flooring, all thoughtfully integrated into an open and welcoming space. The spacious primary bedroom offers a private, updated ensuite bathroom and well-designed walk-in closet organization. Two additional bedrooms provide excellent flexibility for guests, a home office, hobbies, or additional living space. One bedroom is particularly versatile, featuring a built-in Murphy bed and desk. Conveniently located just off the kitchen, the laundry area features a stackable Bosch washer and dryer and is complemented by a generously sized in-suite storage room. This well-managed complex offers an exceptional level of convenience, with a full-time on-site general manager five days a week, guest suites in each tower, and dedicated storage for seasonal items such as winter tires. The unit also includes two assigned parking stalls—one indoor stall and one outdoor stall. Truly a "Must-See" on the West Side!

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