

# \$475,000 - 132, 10 Coachway Road Sw, Calgary

MLS® #A2209171

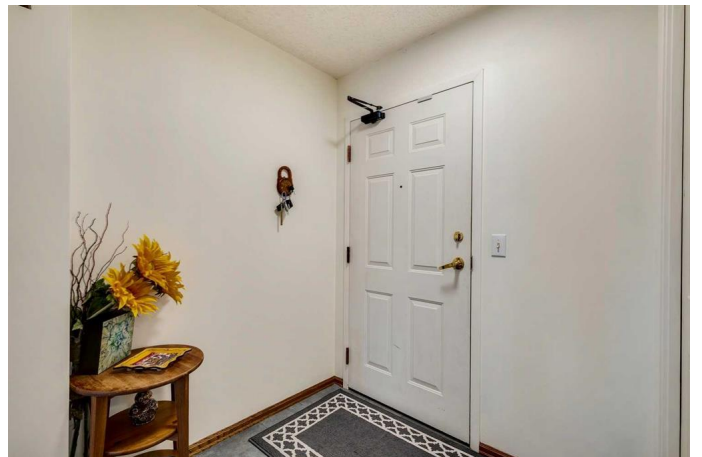
**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**\*\*ENJOY 18+ ADULT LIVING in the EXCLUSIVE & COVETED ODYSSEY TOWERS of COACH HILL featuring only 4 units per floor\*\*** Your spacious 2 bedroom, 2 bathroom condo offers recent updates which include FLOORING, CARPET, LIGHTING, and STUNNING SPA-LIKE BATHROOMS. Combining functionality and design, this property is ideal for PROFESSIONALS or DOWN-SIZERS who are seeking exceptional value!! The sprawling & unique open-concept living design features warm laminate flooring throughout and floor-to-ceiling windows that flood the space with natural light. Your large functional kitchen awaits your personal design and touch, and flows seamlessly into your large dining area and expansive living room--creating an IDEAL layout for entertaining your friends & family. Gather around your large dining area for formal dinners or an apres' dinner card game with your friends. Retreat to your VERY GENEROUS SIZED living room which provides ample space for a cozy seating/entertainment area OR office/crafts/reading nook. The primary suite is complete with a large walk-in closet and a NEWLY RENOVATED ENVIABLE 4-piece en suite featuring a new vanity, toilet, lighting, flooring, extra shelving and good sized tub. An additional bedroom provides versatility, whether for family, guests, or as a space for a home office or craft room. The second NEWLY UPDATED spa-like bathroom offers a new vanity, toilet, lighting, and a LARGE glass &



tile shower. A dedicated storage room and in-suite laundry area add extra conveniences, making daily living effortless. Enjoy a refreshing drink or a hot coffee watching the sun rise from your private SE facing balcony -- a perfect & peaceful escape with pretty views of the surrounding green space and tree canopy, absolutely IDEAL for unwinding after a long day. Your new home comes with a small STORAGE locker, TWO PARKING spots-- ONE secured underground (#177) + ONE outdoor stall (#367), and ample visitor parking for your guests. Odyssey Towers offers a guest suite for your out of town company plus sauna & steam rooms with showers. Your EXCLUSIVE adult-only (18+) PET-FREE complex offers a tranquil and secure environment for its residents as well as the ability for a "lock and leave" lifestyle. Odyssey Towers is a professionally well managed complex consisting of 3 separate concrete towers - one of the few concrete buildings on Calgary's west side. Comprehensive condo fees that include heat and water, as well as exterior maintenance, reserve fund contributions, professional management, landscaping and snow removal. Coach Hill is a fantastic & FRIENDLY COMMUNITY with easy access to some of the BEST shopping & amenities our city offers (West Springs/Aspen and Signal Hill/Westhills), downtown is a 15 min drive, and only 1 min from Old Banff Coach Road that leads you west to our stunning MAJESTIC ROCKY MOUNTAINS of Banff and Canmore via the new addition of Stoney Trail -- beautiful hikes & skiing only ONE HOUR away! You will LOVE this GEM of a home!

Built in 1978

## **Essential Information**

MLS® #

A2209171

Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	132, 10 Coachway Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1E5

### Amenities

Amenities	Elevator(s), Guest Suite, Parking, Storage, Visitor Parking, Sauna
Parking Spaces	2
Parking	Assigned, Parkade, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	12

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	DC

## Listing Details

Listing Office	Real Estate Professionals Inc.
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