$425,000 - 64, 7172 Coach Hill Road Sw, Calgary

MLS® #A2214616

$425,000
3 Bedroom, 2.00 Bathroom, 1,158 sqft
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to an exquisite, renovated townhouse in the heart of Coach Hill at #64 7172 Coach Hill Road SW. This stunning 3-bedroom, 2-bathroom residence seamlessly blends comfort with practical living. As you enter, you'll be captivated by the bright, open-concept layout showcasing a modern kitchen with elegant quartz countertops and abundant cabinet storage. The sun-drenched living area flows naturally into a welcoming dining space. Upstairs, the spacious primary bedroom offers a private retreat complete with an oversized closet and a personal balcony â€“ perfect for those peaceful morning moments. Two additional generous bedrooms provide versatile space for family, guests, or a home office; the upper floor is complemented by an updated full bathroom. The finished basement adds valuable living space, ideal for a recreation room, home gym, or children's play area, while a substantial storage and laundry area meets all practical needs.

This thoughtfully updated home features modern amenities including new vinyl floors, new pod lighting throughout, updated light fixtures, a high-efficiency furnace, and front-loading laundry. Convenience extends outdoors with designated parking at your doorstep and the option for additional parking spaces at around $40 monthly (upon board approval). Pet owners will particularly appreciate the private backyard access, perfect for daily walks.

----OPEN HOUSE Sunday, May 11th, from 12-2 PM----- Situated in the established Coach Hill community, this complex is a family-friendly haven! Just 10 minutes from downtown and moments from the new west-side Ring Road, you'll enjoy quick access to major amenities, parks, pathways, transit and the mountains. The mature neighborhood provides well-maintained parks, safe streets, and competitive real estate value. Book your showing today!

Built in 1978

Essential Information

MLS® #	A2214616
Price	$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,158
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	64, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1C8

Amenities

Amenities	Park, Parking, Visitor Parking

Parking Spaces	1
Parking	Parking Pad, Stall

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	3
Zoning	M-C1

Listing Details

Listing Office	CIR Realty

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