

\$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

-----OPEN HOUSE Saturday from 2-4 PM (May 17th)-----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, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| 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

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|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 8 |
| Zoning | M-C1 |

Listing Details

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

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