

# \$224,900 - 123, 6400 Coach Hill Road Sw, Calgary

MLS® #A2220670

**\$224,900**

1 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

First-Time Buyer Alert! Step into homeownership with this stylish + affordable 1-bedroom condo in the sought-after SW community of Coach Hill – where location, lifestyle, and value come together! This lovingly cared-for 626 sq ft unit is move-in ready and full of charm. The smart open-concept layout maximizes every inch without compromising on comfort. The bright and spacious living area is flooded with natural light, creating a cozy vibe that feels like home the moment you walk in. The kitchen is a total win – light oak cabinetry, sleek subway tile backsplash, generous counter space, and a perfect flow into the dining area – ideal for quiet meals or entertaining friends. You’ll love the oversized laundry room that doubles as a pantry plus extra storage space. The bedroom is seriously dreamy, with a large window that keeps things airy and bright, plus double closets and easy access to a modern 4-piece bathroom. After a long day, kick back with a glass of wine on your covered balcony, directly off the living room, as your own private outdoor escape, (with exterior storage room on the balcony). The unit comes with a dedicated parking stall close to the entrance and a separate storage locker in the building for extra convenience. The location is a total game-changer as it is just steps to transit, minutes to Westside Rec Centre, West Hills Shopping, top schools, parks, and playgrounds. Plus, you're only a quick drive to downtown or the mountains, and walking/bike



paths and green spaces are just outside your door! Whether you're buying your first place or looking to downsize smart, this condo checks ALL the boxes â€” affordable, updated, and in a prime location. This gem wonâ€™t last â€” book your showing today and make it yours!

Built in 1978

### Essential Information

MLS® #	A2220670
Price	\$224,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	123, 6400 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B8

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding

## Additional Information

Date Listed	May 16th, 2025
Days on Market	8
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
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