

# \$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 – 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
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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	4
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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