

\$335,000 - 77, 7172 Coach Hill Road Sw, Calgary

MLS® #A2094229

\$335,000

3 Bedroom, 3.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Fantastic value in Coach Hill! This 1000+ square foot townhouse offers 3 bedrooms, one full bath, 2 half baths, a partially developed basement with rec room, laundry room, ample storage, and the unit backs onto a private green space! Stainless Steel Refrigerator (2020) and Stove (2023), Built in Dishwasher (2020), brand new carpet on stairs and upper level, light laminate flooring and tile on the main level, newer washer, dryer and hot water tank (2022) are just some of the updates you will appreciate. The living room is naturally bright and enjoys the ambiance of a wood burning fireplace and there are sliding glass doors to your private south facing deck with access to the courtyard. In the kitchen you'll enjoy sunlight from a window above the sink, and the dinette is spacious, with a brand new built in pantry for additional storage. On this main level there is also the convenience of a half bath. On the upper lever, you'll find a full 4 peice bath, 3 bedrooms, with ample closet space, and in the master bedroom you'll love the balcony feature. Everyone will appreciate the additional space in the lower level rec room with two piece bath and a laundry/storage room with an abundance of additional space to store all your sports gear, seasonal decorations, tools, etc. All this and condo fees under \$400. !

Built in 1978

Essential Information



MLS® #	A2094229
Price	\$335,000
Sold Price	\$371,800
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,087
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	77, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C8

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Outside, Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2023
Date Sold	November 26th, 2023
Days on Market	6
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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