

\$349,900 - 26, 7172 Coach Hill Road Sw, Calgary

MLS® #A2107360

\$349,900

2 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

This is a LOVELY and IMMACULATE 2 bedroom townhome in one of the BEST LOCATIONS in the complex - deck and balconies OVERLOOK A LUSH PARK with walking paths, trees and sitting areas. In front of this unit is your own PRIVATE PARKING spot and a NEWER DECK. On entry, note the tiled foyer leading to a spacious dining area. Adjacent to the dining area is a tastefully RENOVATED KITCHEN with STAINLESS-STEEL appliances, and you can enjoy the view through a window over the sink. The large living room features an UPDATED STONE-FACED WOOD-BURNING FIREPLACE. Sliding patio doors lead out to your back deck OVERLOOKING A GORGEOUS PRIVATE PARK - an enjoyable place to sit and relax! An updated 1/2 bath completes the main floor. Upstairs you will find 2 master suites. One has more closet space including a WALK-IN CLOSET, the other has a wall of closet space plus a PRIVATE BALCONY overlooking the park. They share an updated 4pc bathroom. The full lower level features a large family room/den, laundry room and a storage/utility room with a HIGH EFFICIENCY FURNACE. This WELL RUN COMPLEX is PET-FRIENDLY and in a fantastic location close to amenities, public transportation including LRT, and major traffic corridors. Coach Hill is recognized as being one of Calgary's most desirable areas with convenient access to the city center, Bow River and Mountains!



Built in 1978

Essential Information

MLS® #	A2107360
Price	\$349,900
Sold Price	\$374,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	26, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C8

Amenities

Amenities	Other, Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Built-in Features, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Courtyard, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	February 27th, 2024
Days on Market	13
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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