

\$349,900 - 91, 7172 Coach Hill Road Sw, Calgary

MLS® #A2116013

\$349,900

3 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Honey, stop the car! This beautiful townhome is located in the mature community of Coach Hill. If you're looking for a fully updated home that is walk-in ready; look no further. This is not only an end-unit, but it also backs south onto an amazing greenspace and features mature trees for shade, beauty, and privacy. As soon as you walk into this home you are greeted by the spacious and bright entrance with durable tile flooring that extends into the hallway, guest washroom (which has been newly upgraded and looks amazing), and into the kitchen. The kitchen has natural lighting and is stunning with modern updates including; quartz countertops, stainless steel appliances with an over-the-range microwave, beautiful cabinetry with tons of storage space, and matching backsplash. Just off the kitchen is the dining area featuring a beautiful, stone wall feature. Finishing up the main floor is the living room which is flooded with natural light that cascades into the room from the large, south-facing patio doors; a feature you are sure to appreciate when our days are short and the nights are long. The patio doors lead out to a new, lower, stone-brick patio. The large living room has a modern feel with the stunning, stone feature-wall surrounding the wood burning fireplace; beautiful laminate flooring that extends up the stairs; and the open staircase leading to the second floor. Upstairs has been newly painted and features three carpeted bedrooms. The huge primary bedroom has a massive closet and an



abundance of natural light that floods into the room from the over-sized patio doors. Enjoy your morning coffee on your own private balcony! The two, large, secondary bedrooms are well lit with natural light and big enough for all your family needs, as is the four-piece washroom. Head downstairs where you will be amazed by the large family room which is sure to be a hit with the kids, and the massive storage/laundry room which is sure to be a hit with you. This home has all new vinyl windows including the patio doors, new front door, kitchen, paint and flooring. Nothing to do but come on in and call it home! Parking is right outside the front door and if you have two cars the management company rents other stalls in the complex for \$25 per month (with board approval) Close to all the major amenities, parks and pathways. Only 10 minutes to downtown and quick access to the new west side ring road. Book your showing and come on Buy!

Built in 1978

Essential Information

MLS® #	A2116013
Price	\$349,900
Sold Price	\$421,808
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,155
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	91, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C8

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 23rd, 2024
Days on Market	2
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.