

\$369,900 - 132, 7172 Coach Hill Road Sw, Calgary

MLS® #A2152385

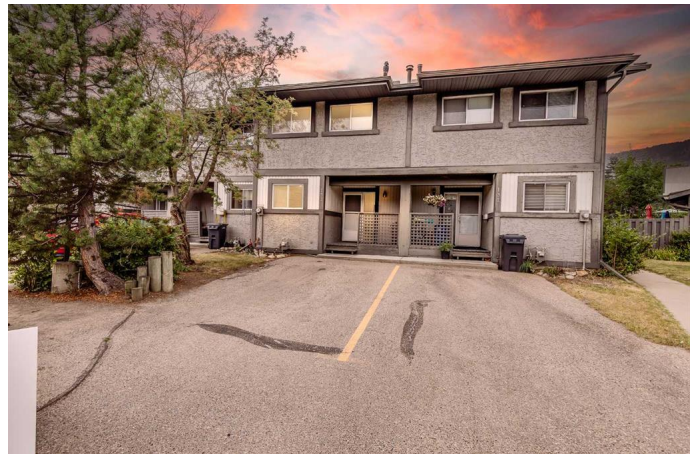
\$369,900

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Improved Pricing! *Returned to market due to Buyer financing TWICE!* Are you looking for an affordable home in a great community where PETS ARE ALLOWED (with board approval), safe for your family in an established area with other GREAT communities surrounding it, all with NO exterior maintenance and good condo fees? Look no further than Coach Hill Manor! Welcome to this 3 bedroom and 2 bathroom home where all the lawn maintenance, snow shoveling and exterior building maintenance is included with the condo fees. The main floor living room offers plenty of space with a great wood burning fireplace for chilly winter evenings and a big deck for summer BBQs and watching the kids play in the common courtyard green space. The kitchen has lots of cabinetry and good space for the dining area. Main floor has all upgraded vinyl plank flooring. Upstairs you will find the three bedrooms. The Main Bedroom is spacious and has his/ hers closets with additional storage in a third big closet behind the door. It also has patio doors that lead to your own balcony, the perfect place to enjoy a quiet morning coffee. Two more good sized bedrooms, one with a big walk in closet and a full bathroom round out this upper floor. The basement is clean and ready for you to add your own personal touch. Washer and Dryer are located in the basement w/ folding area and plenty of storage if you don't want to develop it. Visitor Parking is located right beside the unit,



convenient for friends coming to visit! All of this in a location with easy access to Bow Trail, Stony Trail or Downtown. Immediate possession available! *New Water Tank, fall of 2023 and Furnace Motor replaced Dec 2022. Make you appointment to view this great property TODAY, it won't last long!

Built in 1978

Essential Information

MLS® #	A2152385
Price	\$369,900
Sold Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	132, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, 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	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	September 8th, 2024
Days on Market	44
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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