

\$369,900 - 11, 7172 Coach Hill Road Sw, Calgary

MLS® #A2155763

\$369,900

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Rare find in Coach Hill: a charming bungalow end unit perfectly situated at the entrance of the complex. Enjoy the convenience of a parking stall right in front and guest parking next to the unit. This smoke-free bungalow offers 929 sq ft living space, 2 bedrooms, a spacious bathroom, and a cozy corner wood-burning fireplace for those chilly winter nights. Partially finished basement has a large flex space that can be setup as an office or recreation room. The interior features hardwood flooring throughout, making it very clean and well-maintained. Step outside to a delightful west-facing fenced patio and yard. Located close to bus stops and just minutes from downtown, the university, and the hospital, this home offers an ideal location. The complex is well-managed with a healthy reserve fund and low condo fees, which cover lawn maintenance, snow shoveling, and exterior building maintenance. Enjoy the common courtyard green space, visitor parking, and easy access to Bow Trail, Stony Trail, and downtown. This pet-friendly complex is in a fantastic location near amenities, public transportation (including LRT), and major traffic corridors. Coach Hill is one of Calgary's most desirable areas, with convenient access to the city center, Bow River, and the mountains!

Built in 1978

Essential Information



MLS® #	A2155763
Price	\$369,900
Sold Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	920
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	11, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C8

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 5th, 2024
Days on Market	28
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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