# \$573,500 - 6739 Coach Hill Road Sw, Calgary

MLS® #A2261494

## \$573,500

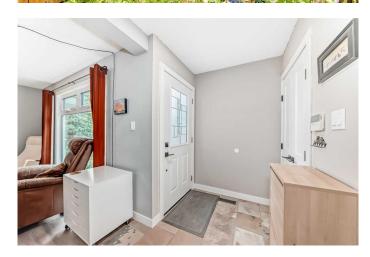
3 Bedroom, 2.00 Bathroom, 1,161 sqft Residential on 0.06 Acres

Coach Hill, Calgary, Alberta

Welcome home! An immaculate 2-story home with a vibrant, beautifully manicured garden, in the highly desirable and established community of Coach Hill. The spacious entrance leads to the bright and open living room with oversized windows bringing in loads of natural light. The well-appointed kitchen with lots of cupboard space and a spacious breakfast/ dining area. A 2pc bathroom and back door leads to the very private back yard. Retire upstairs where you will find 3 spacious bedrooms including the primary bedroom and renovated 4pc bathroom. Options are endless in the basement where you will find a Tv/ play room, a den and large utility room with ample storage. This home also comes with an oversized, attached, single garage. Pride of ownership is very apparent in this home. Renovations include new triple pane windows (2019) bathrooms (2018), Kitchen (2019), Soffit, Fascia, Eves, downspout and hot water tank (2022), Roof (2013), East fence (2022) all flooring within the last 8 years. Don't miss this opportunity and call for your viewing today!







Built in 1977

## **Essential Information**

MLS® # A2261494 Price \$573,500

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,161 Acres 0.06

Acres 0.06 Year Built 1977

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 6739 Coach Hill Road Sw

Subdivision Coach Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 1V7

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Built-in Features, Closet Organizers, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Landscaped, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 2nd, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office 2% Realty

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