

92, 7172 Coach Hill Road SW
Calgary, Alberta

MLS # A2215039



\$399,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to #92, 7172 Coach Hill Road SW — a beautiful, fully updated townhome nestled in the highly sought-after, mature community of Coach Hill. This meticulously maintained home backs south onto a gorgeous greenspace, offering you a serene setting with mature trees for ultimate shade, beauty, and privacy. As you step inside, you'll immediately notice the spacious, bright entrance featuring durable tile flooring that seamlessly flows through the hallway, the stylishly updated guest washroom, and into the modernized kitchen. The kitchen is a true showstopper, bathed in natural light and boasting quartz countertops, sleek stainless steel appliances (including an over-the-range microwave), elegant cabinetry with loads of storage, and a chic, coordinating backsplash. Adjacent to the kitchen is your inviting dining area, perfect for everyday meals and entertaining alike. The bright and airy living room is sure to impress, with rich hardwood floors and large south-facing patio doors that flood the space with sunlight — a much-appreciated feature in every season. Step out onto your massive deck, ideal for summer BBQs or simply relaxing while enjoying the lush views. Upstairs, the open staircase with continued hardwood flooring leads you to the spacious primary bedroom, complete with an oversized closet and your own private balcony — the perfect spot for morning coffee. Two additional large bedrooms offer plenty of space for family, guests, or a home office, and are complemented by a refreshed four-piece bathroom. The basement awaits your personal touch, providing a fantastic opportunity for a rec room, gym, or additional living space. Plus, you'll love the expansive storage/laundry area, perfect for keeping everything organized. This home also features newer vinyl windows and patio doors, ensuring energy efficiency and peace of

mind. Parking is right outside your front door, with additional stalls available for rent through the management company for just \$30/month (board approval). You'll love the unbeatable location — close to major amenities, parks, pathways, transit, and just 10 minutes to downtown. Plus, with quick access to the new west-side Ring Road, getting around the city is a breeze. Don't miss your chance to call this beautiful property home — book your showing today and come on Buy!