



GRASSROOTS
REALTY GROUP

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144, 7172 Coach Hill Road SW
Calgary, Alberta

MLS # A2319624



\$349,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Imagine finally finding a three-bedroom home in Calgary's west side that feels tucked into a private park-like setting, yet gets you downtown in just 10 minutes. Welcome to Coach Hill, where townhomes like this rarely come up at this price point. This beautifully maintained and lovingly cared-for end-unit townhouse offers three bedrooms, one and a half bathrooms, and the kind of layout that simply makes sense for everyday living. The main floor is warm and inviting, with high-quality laminate flooring, neutral paint, updated lighting, stainless steel appliances, and a cozy, corner fireplace that makes the living room feel like home the moment you walk in. Just beyond the living rooms windows is your own private sanctuary, the largest deck in the complex where you'll find peaceful green space and no rear neighbors—giving you the privacy and tranquility that's hard to come by in the city. Upstairs, the spacious primary bedroom features a massive closet and its own private balcony overlooking the trees, making it the perfect place to enjoy your morning coffee in peace. Two additional bedrooms and an updated full bathroom offer flexibility for families, guests, or a home office setup. The partially developed basement adds even more usable space with a large family room, in-suite laundry, ample storage and lots of room for your knickknacks. Upgrades include newer flooring on main level, new S/S Kitchen appliances in 2024 and thoughtful upstairs bathroom improvements last year which includes heated flooring. Set in a well-maintained complex with a parking stall right out front and optional additional parking available, this home delivers incredible value in one of Calgary's most established and convenient communities. Schools, shopping, parks, pathways, and transit are all nearby, with quick access to both downtown and the mountains.

Three-bedroom townhomes with this level of care, privacy, and upgrades don't stay available for long. Book your private showing today before someone else turns this Coach Hill gem into their next home.