

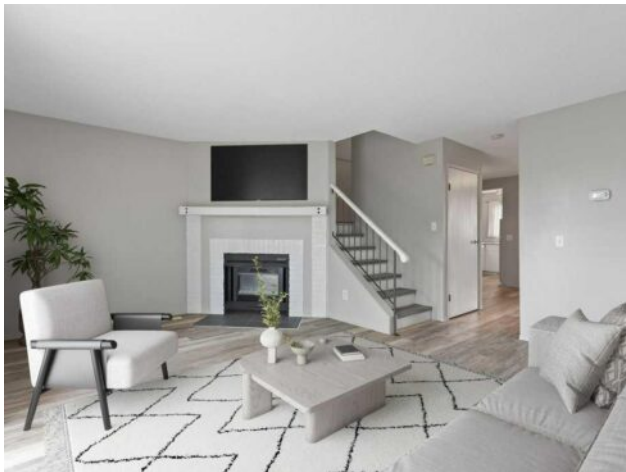


GRASSROOTS
REALTY GROUP

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141, 7172 Coach Hill Road SW
Calgary, Alberta

MLS # A2331722



\$354,900

Division:	Coach Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions:	n/a
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Welcome home to this warm and inviting 3-bedroom, 1.5-bath end unit townhome nestled in the highly desirable community of Coach Hill. Backing onto a peaceful greenspace, this move-in ready home offers the perfect blend of comfort, functionality, and exceptional value in Calgary's sought-after west end. The main floor welcomes you with a spacious dining area, offering plenty of room for family dinners, holiday gatherings, and entertaining. Just beyond, you'll find a bright and inviting living room centred around a cozy fireplace—the perfect place to relax at the end of the day while enjoying views of the greenspace beyond. Upstairs, the bright and functional layout features three spacious bedrooms, including a sunny primary retreat complete with its own private balcony—an ideal spot to enjoy your morning coffee or unwind with a good book. A full 4-piece bathroom completes the upper level. The unfinished basement is a blank canvas, ready for your vision. Whether you're dreaming of a recreation room, media space, home gym, or playroom, there's plenty of opportunity to create a space that suits your lifestyle. Thoughtfully updated throughout, this home offers newer vinyl plank flooring, fresh paint, stylish soft-close kitchen cabinetry (2024), and a newer furnace (2022), allowing you to move in with confidence and simply enjoy your new home. With its quiet location backing onto greenspace, welcoming community feel, and unbeatable access to downtown, schools, parks, shopping, major routes, and the mountains, this home truly checks all the boxes. Finding a move-in ready, updated 3-bedroom townhome in Calgary's west end at this price is a rare opportunity. Don't miss your chance to make Coach Hill home!