



GRASSROOTS
REALTY GROUP

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6437 Coach Hill Road SW
Calgary, Alberta

MLS # A2334043



\$462,900

Division:	Coach Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	995 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, On Street, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Attention renovators, investors, and buyers looking to build equity—this is the opportunity you’ve been waiting for! Located in the highly desirable, mature community of Coach Hill, this bungalow-style duplex offers incredible potential for a flip, renovation project, or affordable entry into one of Calgary’s most established southwest neighbourhoods. Featuring 995 sq. ft. on the main level, this home offers 4 established bedrooms, 2 full bathrooms, and a fully developed basement, providing a functional layout with plenty of space. The roof and eavestroughs were replaced just three years ago, giving you a great head start on your renovation plans. Main floor bedroom windows and patio door were also replaced some year back as well. The livingroom fireplace is actually wood burning but an electric insert was installed for ease of use. That can be removed quite easily if desired. This bungalow design is ideal for mature buyers seeking fewer stairs, while the fully fenced southeast-facing backyard features a large deck and ample room to build a detached double garage. Whether you’re updating for yourself or adding value as an investment, the possibilities are endless. Opportunities like this are incredibly rare. No non-condominium style property in Coach Hill has sold for under \$500,000 in years, making this an exceptional chance to restore this diamond in the rough, into a home you’ll be proud of. Bring your vision, creativity, and finishing touches to unlock the tremendous potential this property has to offer!