

6628 Coach Hill Road SW
Calgary, Alberta

MLS # A2227562



\$729,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,187 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Garden, Low Maintenance Landscape		

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

Inclusions: All window coverings, garage controls (2), deep freeze in basement, shade cloth in backyard

This charming bi-level home is packed with highlights, including a BRAND NEW kitchen and a spacious corner lot with a HUGE backyard...plus a variety of enhancements. The open main floor features elegant OAK hardwood flooring and a cozy wood-burning fireplace with a log lighter. The spacious dining room flows into the BRAND NEW kitchen, boasting QUARTZ countertops, TILE backsplash, STAINLESS STEEL appliances, vinyl plank flooring, and soft-close cabinetry. The updated 4-piece main bath shines with vinyl plank flooring, a glass vessel sink, and a relaxing soaker tub with a TILE surround. Upstairs, you'll find two generous bedrooms, including a master with ample closet space and an updated 3-piece ensuite featuring a stone countertop, vessel sink, TILE floor, and a stunning shower with TILE surround. The fully finished basement adds to the living space, offering a NATURAL GAS fireplace and a large family room, plus two large bedrooms and a beautifully updated 3-piece bathroom. Added convenience comes with two separate staircases...one to the front entrance and one to the back. The expansive backyard includes a generous patio and a double detached garage. Although it backs north, it enjoys abundant sunlight from the west. BONUSSES INCLUDE: Newer hot water tank (2024), roof/eaves/downspouts replaced in 2021, fresh paint/trim/baseboards throughout (2024), vinyl plank flooring replaced in kitchen/main bath/ basement bath/basement hallway and laundry area (2024), furnace serviced in May 2025, newer basement carpets (2023), upgraded lighting throughout, new west side fence, and RPR with compliance. Situated in a highly desirable location, just around the corner from Coach Hill playground, surrounded by parks, walking paths and close to shopping & public transportation. A fantastic

opportunity for buyer's ready to act fast.