

**104, 7172 Coach Hill Road SW**  
**Calgary, Alberta**

**MLS # A2295099**



**\$335,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

OPEN HOUSE SUN APRIL 19TH 2-4PM. Best-priced townhouse offering approximately 1,194 sq. ft. in the highly desirable Coach Hill SW community. This well-located home features 3 bedrooms, 1.5 bathrooms, and a cozy wood-burning fireplace. The bright kitchen offers ample cupboard space and stainless steel appliances, perfect for everyday living. Additional features include an unfinished full basement with great potential, a front patio, a private balcony off the primary bedroom, and a fenced backyard—ideal for relaxation and outdoor enjoyment. The property is virtually staged. Conveniently located close to all amenities, including shopping, schools, parks, and transit. Please note: This is a foreclosure property, sold “as is, where is” with no warranties or representations. Immediate possession available. Please note so far I have received one offer, The Court date has been set June 12th 2026, We will be still accepting other offers as they come until 5th June 12.00 noon. Contact your favorite REALTOR® today to book a viewing.