

**6739 Coach Hill Road SW**  
**Calgary, Alberta**

**MLS # A2310896**



**\$549,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Slate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Storage		

**Inclusions:** NA

**NO CONDO FEES!** An immaculate 2-story home with a vibrant, beautifully manicured garden, in the highly desirable and established community of Coach Hill. The spacious entrance leads to the bright and open living room with oversized windows bringing in loads of natural light. The well-appointed kitchen with lots of cupboard space and a spacious breakfast/ dining area. A 2pc bathroom and back door leads to the very private back yard. Retire upstairs where you will find 3 spacious bedrooms including the primary bedroom and renovated 4pc bathroom. Options are endless in the basement where you will find a Tv/ play room, a den and large utility room with ample storage. This home also comes with an oversized, attached, single garage. Pride of ownership is very apparent in this home. Renovations include new triple pane windows (2019) bathrooms (2018), Kitchen (2019), Soffit, Fascia, Eaves, downspout and hot water tank (2022), Roof (2013), East fence (2022) all flooring within the last 8 years. Don't miss this opportunity and call for your viewing today!