

722, 6400 Coach Hill Road SW
Calgary, Alberta

MLS # A2316065



\$179,900

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Hot Water
Floors:	Carpet, Parquet, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

A cozy fireplace, private balcony, and elevated Westside location give this Coach Hill condo more charm than your average 1 bedroom. Set in an established community with mature trees, green space, and quick access to major routes, this home is a great fit for first-time buyers, investors, or anyone looking for low-maintenance living on Calgary's Westside. Inside, the layout offers a natural flow with a spacious living area anchored by the fireplace, creating a warm and comfortable place to relax. Large windows bring in natural light, while the adjoining balcony extends the living space outdoors and offers a spot to enjoy fresh air, morning coffee, or a quiet evening at home. The dining area provides plenty of room for everyday meals or hosting a few friends, while the kitchen is efficiently designed with good cabinet storage, newly installed countertops, and a new sink and faucet. The bathroom has also been refreshed with new countertops, adding a clean and updated feel to the home. The bedroom is generously sized, and the 4-piece bathroom, in-suite laundry, and dedicated storage add everyday function that makes the home easy to live in. Coach Hill is loved for its established feel, elevated setting, and excellent access to the rest of the city. From here, you are close to West Springs, Aspen Landing, Westside Recreation Centre, Edworthy Park, and the pathway systems along the Bow River. Commuting is simple with quick connections to Old Banff Coach Road, Bow Trail, Sarcree Trail, Stoney Trail, and downtown Calgary. Whether you are looking to get into the market, downsize, or add a solid Westside rental to your portfolio, this Coach Hill condo offers comfort, convenience, and a location that continues to stand out.