



GRASSROOTS
REALTY GROUP

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6735 Coach Hill Road SW
Calgary, Alberta

MLS # A2246917



\$599,000

Division:	Coach Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	991 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	Blinds
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This charming duplex, located in the desirable Coach Hill community, offers the rare benefit of no condo fees. Step inside and be welcomed by a spacious open-concept layout, highlighted by a stunning wood-burning stone fireplace. The kitchen is updated with new cabinets, butcher block countertops, modern shelving, appliances, and electrical upgrades, all leading out to a sun-soaked, south-facing deck and private yard. The property features a generously sized, heated, double detached garage complete with a newer insulated door, drywall, and 220v power. Inside, you'll find 3 well-sized bedrooms on the upper level, plus an additional bedroom downstairs, along with 2 full bathrooms—one on each floor. The fully finished basement offers a large recreation room, perfect for a home theater, play area, or games room. Recent upgrades include a new roof, soffits, eavestroughs, deck (installed 9 years ago). This home is ideally situated near parks, top-rated schools, the west LRT, the West Side Rec Center, and offers easy access to the mountains with the new ring road coming soon. Don't miss this fantastic opportunity to own in one of Calgary's most sought-after communities! Please note: the home contains partial Poly-B plumbing.