



GRASSROOTS
REALTY GROUP

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72 Coach Side Terrace SW
Calgary, Alberta

MLS # A2260262



\$499,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Neighbours Behind, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome home, 72 Coach Side Terrace! Don't miss your chance to own this beautifully upgraded 2-bedroom, 2-bathroom with 2,117 of developed space and walk-out bungalow with stunning views of downtown Calgary. Situated in the sought-after 55+ community of Horizon Village in the desirable Coach Hill, this home offers a thoughtful open concept layout that flows seamlessly from room to room. Perfect for entertaining, the spacious kitchen opens into a formal dining area and a bright, inviting living room. The fully developed walk-out lower level features a cozy stone-surround corner fireplace, creating a warm and flexible living space. Enjoy the vibrant community amenities, including a games room with a pool table and shuffleboard, plus a social room for gatherings. This well-maintained home is part of a well-managed complex located close to downtown, parks, walking paths, shopping, and all essential amenities. Don't miss out on being able to call this place, Home.