



GRASSROOTS
REALTY GROUP

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**15, 6841 Coach Hill Road SW
Calgary, Alberta**

MLS # A2277730



\$599,900

Division:	Coach Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,290 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Soaking Tub		

Inclusions: NA

Step inside this villa-style bungalow that feels both spacious and welcoming. The quiet, mature neighbourhood in the established southwest community of Coach Hill is known for its elevated setting, tree-lined streets, and easy access to downtown, West Calgary amenities, and major roadways. The bright white kitchen provides plenty of counter and storage space, with room for everyday meal prep and casual dining. Refaced cabinetry, an eating nook, and a new Kitchen Aid oven & microwave are included. Beautiful oak pre-finished hardwood is found throughout the main floor kitchen and family room. A large window in the family room provides an abundance of light, and the natural gas fireplace is perfect for those cold winter nights. Double doors open to the balcony, providing an additional entertaining or relaxing area. The primary suite is generously sized, and includes a bay window, walk in closet, corner tub and separate shower. Also upstairs, you will find an additional bathroom, and a laundry room with storage and a sink. Extra living space in the developed basement provides the potential for additional storage, a home office, a hobby room or gym. This bonus area is a perfect set-up for family to visit and stay. A natural gas fireplace, 2 large bedrooms, a 4-piece bathroom, and rec room complete this space. Outdoors, you will find a spacious yard with mature trees situated on a corner pie shaped lot. Enjoy maintenance-free living as the exterior (snow removal, recycling, tree care, and underground sprinklers) is maintained by the management company. Additional inclusions to note are Air Conditioning, natural gas at the deck, epoxy garage floor coating, hose bib in the garage, and central vacuum. This functional home offers a practical layout designed for comfortable everyday living, with generous living spaces and plenty of natural light throughout. Enjoy the

ease of single-floor living - ideal for seniors seeking comfort, accessibility, and peace of mind. Whether you're downsizing, upsizing, or looking for a low-maintenance option in a great location, this property presents a perfect opportunity to put your own touches on a home in a highly desirable area. Residents enjoy close proximity to walking paths, parks, transit, shopping, and quick access to Bow Trail and Sarcee Trail, making it easy to get around the city while still enjoying a peaceful residential setting. A great option for buyers looking to get into Coach Hill and enjoy the convenience of southwest living.