



**104, 7172 Coach Hill Road SW
Calgary, Alberta**

MLS # A2295099



\$335,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Best-priced townhouse offering approximately 1,194 sq. ft. in the highly desirable Coach Hill SW community. This well-located home features 3 bedrooms, 1.5 bathrooms, and a cozy wood-burning fireplace. The bright kitchen offers ample cupboard space and stainless steel appliances, perfect for everyday living. Additional features include an unfinished full basement with great potential, a front patio, a private balcony off the primary bedroom, and a fenced backyard—ideal for relaxation and outdoor enjoyment. The property is virtually staged. Conveniently located close to all amenities, including shopping, schools, parks, and transit. Please note: This is a foreclosure property, sold “as is, where is” with no warranties or representations. Immediate possession available. Contact your favorite REALTOR® today to book a viewing.