



76, 7172 Coach Hill Road SW
Calgary, Alberta

MLS # A2297274



\$340,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Coach Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,139 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 400 |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Storage | | |

Inclusions: Window coverings - all

This warm and well-kept townhome in Calgary's desirable Coach Hill community offers a thoughtful layout, inviting natural light and the kind of location that makes day-to-day living wonderfully convenient. The upper level features three comfortable bedrooms, including a bright primary suite with its own private patio—a perfect spot for morning coffee or a quiet moment outdoors. A full 4-piece bathroom serves this level, making it functional for families, guests, or a dedicated home office setup. On the main floor, the kitchen is paired with a separate dining area, creating an easy flow for both everyday meals and relaxed entertaining. The spacious living/gathering room extends directly to the private, fenced south-facing deck, where you can enjoy sunshine throughout the day and peaceful views of the green space behind. A convenient 2-piece bath completes this level. The lower level adds even more versatility with a large flex space—ideal as a media room, fitness area, hobby space, or playroom—along with ample storage to keep everything organized. Set in popular Coach Hill, this home places you close to schools, parks, pathways, and an expanding mix of amenities including groceries, restaurants, cafés, and unique local businesses. With quick access to downtown and an equally short drive to Stoney Trail, the location balances urban convenience with a quiet residential feel. Three-bedroom homes at this value point seldom come available in this part of the city. Reach out today to book your private showing.