



**6719 Coach Hill Road SW
Calgary, Alberta**

MLS # A2298491



\$600,000

Division:	Coach Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,593 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Pantry, Quartz Counters		

Inclusions: N/A

Massive main floor layout with this semi detached home. Perfect for young families looking for an affordable 3 bedroom home in the west. The kitchen has been tastefully redone in modern colors and quartz counters. Some windows have been replaced keeping with this well maintained property.. THE HARD WORK IS DONE.. both bathrooms updated clean and nice.. You'll really appreciate the rear patio which is well connected to the kitchen with newer no maintenance composite deck. Outside a large pie shaped lot for kids to play, a double heated garage on a wide laneway. Upstairs 2 ample kids rooms and a spacious master bedroom. Downstairs a second living room and large laundry/hobby area. This home sits just down the street from a playground area .. Great house, paint it inside to your taste.