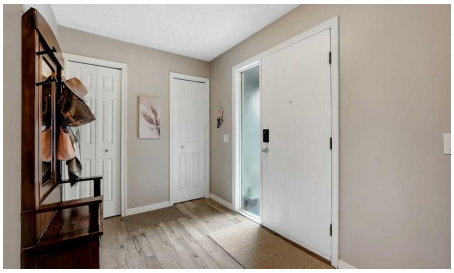
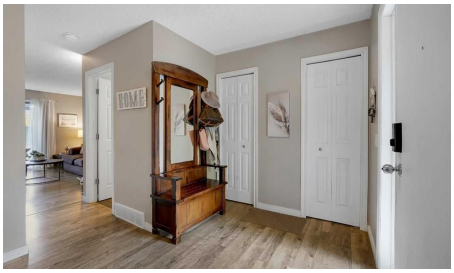
14 7172 Coach Hill Road SW

Calgary | Active | MLS® A2350291

$339,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**1,066 sq. ft.**

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Listed by REMAX Innovations

A closer look

Comfort, character and a convenient west Calgary location come together in this inviting Coach Hill row townhouse. Set in a popular, family-oriented community, this bright and cozy 2-storey home offers 3 bedrooms, 1.5 bathrooms and generously sized rooms that give everyone space to settle in. Fresh paint creates a welcoming feel, while a lovely wood-burning fireplace adds warmth and charm to the living area. Imagine coming home on a snowy Calgary evening, lighting a fire and putting your feet up-this is a home made for those simple comforts.

The spacious primary bedroom is a relaxing retreat, complete with two large closets and a private balcony. Step outside for a breath of fresh air, enjoy a quiet morning coffee or unwind at the end of a busy day. The second bedroom features a walk-in closet, providing welcome storage, while the third bedroom offers flexibility for family, guests or a home office.

Downstairs, the undeveloped basement leaves room for your ideas. Whether you envision a recreation area, workout space, hobby room or additional storage, there is an opportunity to tailor it to your needs. A convenient stand-up freezer is included with the property, and the newer water heater is another practical benefit.

Outdoor living is a highlight here, with two lovely spaces to enjoy. The south-facing seating area out front is an inviting place to soak up the sunshine and say hello to neighbours. At the back, the newly stained deck is the largest in the complex, giving you plenty of room for patio furniture, summer meals and relaxed evenings outdoors. Very reasonable condo fees and outdoor maintenance managed by the condo board make everyday living easier, freeing up time for the things you enjoy.

Coach Hill offers an appealing balance of neighbourhood warmth and city convenience. Schools, parks, shopping, local eateries and pubs are all within walking distance, making it easy to enjoy the amenities of Calgary’s sought-after west side. Convenient access to downtown via Bow Trail is a welcome bonus for commuters, while community bus connections to the 69 Street and Westbrook CTrain stations provide options for getting around. Nearby Strathcona Square, West Springs and Aspen Landing offer additional grocery, shopping and dining choices. For dog lovers, the community’s off-leash park at Old Banff Coach Road and Coach Hill Road adds another reason to get outside, with Edworthy’s off-leash area also nearby.

From a fireside evening indoors to a sunny afternoon on the deck, this comfortable townhouse offers space to make your own and a community to call home. Can be sold furnished.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350291
Bedrooms	3

Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,066 sq. ft.
Condo Fee:	$424.80
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Trash
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0

Plan:	8010106
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	No
Parking:	Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Coach Hill Manor
Community:	Coach Hill
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 8'3" × 4'10" ·
Main Floor	Foyer · 7'1" × 7' ·
Main Floor	Kitchen · 12'5" × 8'3" ·
Main Floor	Living Room · 17'2" × 14'5" ·
2nd Floor	Bedroom · 11'7" × 8'5" ·
2nd Floor	Bedroom · 11'7" × 8'3" ·
2nd Floor	Bedroom - Primary · 12'4" × 11'8" ·
Lower Level	Storage · 34'8" × 17'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d75
Listed Date:	Oct 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14-7172-coach-hill-road-sw-calgary-a2350291/

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