16 7172 Coach Hill Road SW

Calgary | Active | MLS® A2339090

$350,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**949 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

PRICE IMPROVEMENT ** Welcome to this well-managed and highly desirable end-unit bungalow in the prestigious community of Coach Hill. Offering comfortable one-level living, this charming two-bedroom, four-piece-bath home features an abundance of windows, a warm and inviting wood-burning fireplace, and the added privacy of an end-unit location. The nicely appointed kitchen features newer appliances and opens to the dining and living areas, creating an inviting space for everyday living and entertaining. Sliding patio doors lead directly to your private back deck and fenced backyard. There is also space beside the deck for a small garden or patch of grass-ideal for a pet. Pets are permitted with board approval. One assigned parking stall is included. Laundry is currently located in the basement; however, there is an excellent opportunity to move it upstairs and incorporate it into the spacious four-piece bathroom, where there is room to accommodate the change. With just under 1,000 sq. ft. on the main level, and the full basement offering just over 900 sq. ft. of additional space awaiting your development ideas, there is room for living! The location is exceptional, with three grocery stores within 3.5 km, restaurants within 1 km, and numerous parks and pathways within 2 km. Beautiful Edworthy Park is just minutes away, offering endless opportunities for walking, biking and enjoying nature.
Families and students will appreciate the abundance of nearby educational options, including the Calgary French & International School, offering programming from elementary through high school. The University of Calgary, Ambrose University, Mount Royal University, SAIT and other post-secondary options are also conveniently accessible, while nearby bus stops and transit routes make commuting easy. Add in great neighbours, a well-managed complex, desirable Coach Hill surroundings and an end-unit position, and you have a wonderful opportunity to enjoy a convenient and established Calgary lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339090
Bedrooms	2
Bathrooms	1
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:	Bungalow
Total Living Area:	949 sq. ft.
Main Level Finished Area:	949 sq. ft.
Below Grade Finished Area:	924.1 sq. ft.
Condo Fee:	$462.56
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8010106
Heating:	Central, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Mantle, Wood Burning
Garage:	No
Parking:	Assigned, Plug-In, Stall
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:	Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	all light fixtures
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'8" × 12' ·
Main Floor	Kitchen · 12' × 9'6" ·
Main Floor	Dining Room · 12'1" × 10' ·

Main Floor	Bedroom - Primary · 14'8" × 10'11" ·
Main Floor	Bedroom · 12'2" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Storage
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Front Yard, Low Maintenance Landscape, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d75
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-7172-coach-hill-road-sw-calgary-a2339090/

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