722 6400 Coach Hill Road SW

Calgary | Active | MLS® A2354339

$170,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1978**	**642 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Excellent value in desirable Coach Hill! This inviting 1-bedroom condo offers a cozy fireplace, private balcony, in-suite laundry, dedicated storage, walk-in pantry and an elevated Westside location-giving it plenty of appeal for first-time buyers, investors, or anyone looking for affordable, low-maintenance living. Recently reconstructed balconies are an added bonus, offering buyers peace of mind in this established building.

Inside, the well-designed layout features a spacious living area anchored by a cozy fireplace, creating a warm and comfortable place to relax. Large windows bring in plenty of natural light, while the private balcony extends the living space outdoors-perfect for morning coffee or unwinding at the end of the day.

The dining area offers plenty of room for everyday meals or entertaining friends. The home has been refreshed with newly installed kitchen countertops, a new kitchen sink and faucet, while the bathroom features a new countertop for a clean, updated feel. A generously sized bedroom, 4-piece bathroom, in-suite laundry , additional storage unit and Titled parking stall completed this wonderful home.

Set in an established community surrounded by mature trees and green space, Coach Hill is known for its convenient Westside location and excellent access throughout the city. You’re just minutes from West Springs, Aspen Landing, Westside Recreation Centre, Edworthy Park, and the Bow River pathway system, with quick connections to Old Banff Coach Road, Bow Trail, Sarcee Trail, Stoney Trail, and downtown Calgary.

Whether you're looking to enter the market, downsize, or add a well-located Westside property to your investment portfolio, this Coach Hill condo offers an appealing combination of value, comfort, convenience, and location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354339
Bedrooms	1
Bathrooms	1
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	642 sq. ft.
Main Level Finished Area:	642 sq. ft.
Condo Fee:	$529.40
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1978 (Age: 48)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7910850
Heating:	Baseboard, Electric, Hot Water

New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Parquet, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Village of Westhills
Community:	Coach Hill
Amenities:	Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 7'5" × 6'2" ·
Main Floor	Dining Room · 15'9" × 12'11" ·
Main Floor	Living Room · 13'5" × 12'4" ·
Main Floor	Bedroom · 15'5" × 11'6" ·

Main Floor	Laundry · 7'5" × 5' ·
Main Floor	Storage · 5'6" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/722-6400-coach-hill-road-sw-calgary-a2354339/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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