

# \$399,000 - 92, 7172 Coach Hill Road Sw, Calgary

MLS® #A2215039

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 0.00 Acres

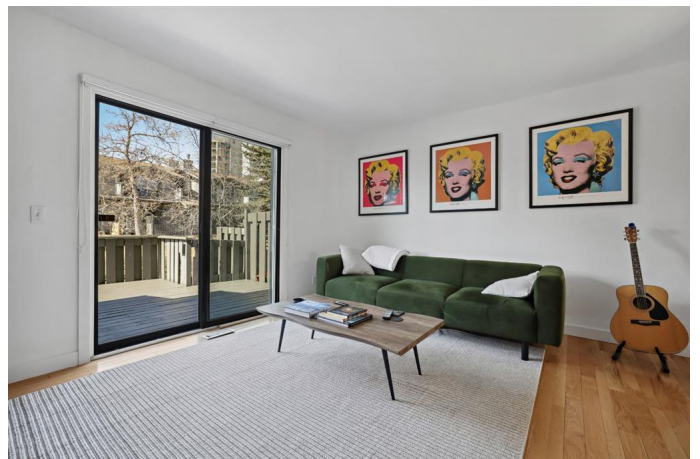
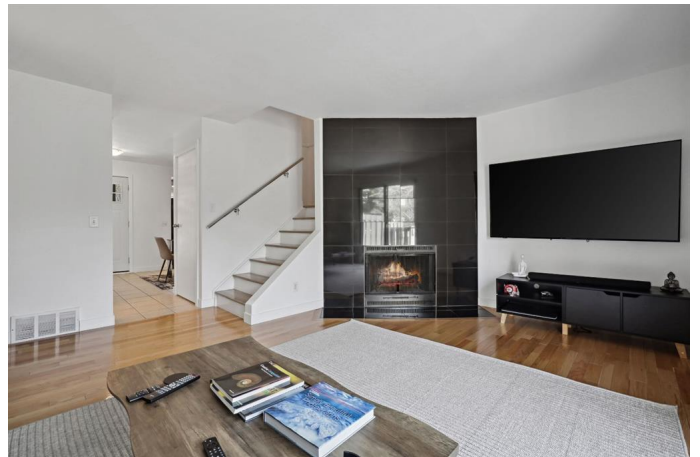
Coach Hill, Calgary, Alberta

Welcome to #92, 7172 Coach Hill Road SW â€” a beautiful, fully updated townhome nestled in the highly sought-after, mature community of Coach Hill. This meticulously maintained home backs south onto a gorgeous greenspace, offering you a serene setting with mature trees for ultimate shade, beauty, and privacy.

As you step inside, youâ€™ll immediately notice the spacious, bright entrance featuring durable tile flooring that seamlessly flows through the hallway, the stylishly updated guest washroom, and into the modernized kitchen. The kitchen is a true showstopper, bathed in natural light and boasting quartz countertops, sleek stainless steel appliances (including an over-the-range microwave), elegant cabinetry with loads of storage, and a chic, coordinating backsplash.

Adjacent to the kitchen is your inviting dining area, perfect for everyday meals and entertaining alike. The bright and airy living room is sure to impress, with rich hardwood floors and large south-facing patio doors that flood the space with sunlight â€” a much-appreciated feature in every season. Step out onto your massive deck, ideal for summer BBQs or simply relaxing while enjoying the lush views.

Upstairs, the open staircase with continued hardwood flooring leads you to the spacious



primary bedroom, complete with an oversized closet and your own private balcony – the perfect spot for morning coffee. Two additional large bedrooms offer plenty of space for family, guests, or a home office, and are complemented by a refreshed four-piece bathroom.

The basement awaits your personal touch, providing a fantastic opportunity for a rec room, gym, or additional living space. Plus, you’ll love the expansive storage/laundry area, perfect for keeping everything organized.

This home also features newer vinyl windows and patio doors, ensuring energy efficiency and peace of mind. Parking is right outside your front door, with additional stalls available for rent through the management company for just \$30/month ( board approval).

You’ll love the unbeatable location – close to major amenities, parks, pathways, transit, and just 10 minutes to downtown. Plus, with quick access to the new west-side Ring Road, getting around the city is a breeze.

Don’t miss your chance to call this beautiful property home – book your showing today and come on Buy!

Built in 1978

### **Essential Information**

MLS® #	A2215039
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00

Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	92, 7172 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C8

### **Amenities**

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parking Pad, Stall
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 26th, 2025  
Days on Market      7  
Zoning                 M-C1

## **Listing Details**

Listing Office         Century 21 Bamber Realty LTD.

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