# \$599,000 - 6735 Coach Hill Road Sw, Calgary

MLS® #A2246917

## \$599,000

4 Bedroom, 2.00 Bathroom, 991 sqft Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

This charming duplex, located in the desirable Coach Hill community, offers the rare benefit of no condo fees. Step inside and be welcomed by a spacious open-concept layout, highlighted by a stunning wood-burning stone fireplace. The kitchen is updated with new cabinets, butcher block countertops, modern shelving, appliances, and electrical upgrades, all leading out to a sun-soaked, south-facing deck and private yard. The property features a generously sized, heated, double detached garage complete with a newer insulated door, drywall, and 220v power. Inside, you'll find 3 well-sized bedrooms on the upper level, plus an additional bedroom downstairs, along with 2 full bathroomsâ€"one on each floor. The fully finished basement offers a large recreation room, perfect for a home theater, play area, or games room. Recent upgrades include a new roof, soffits, eavestroughs, deck (installed 9 years ago). This home is ideally situated near parks, top-rated schools, the west LRT, the West Side Rec Center, and offers easy access to the mountains with the new ring road coming soon. Don't miss this fantastic opportunity to own in one of Calgary's most sought-after communities! Please note: the home contains partial Poly-B plumbing.







Built in 1977

#### **Essential Information**

MLS® #

A2246917

Price \$599,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 991

Acres 0.09

Year Built 1977

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 6735 Coach Hill Road Sw

Subdivision Coach Hill

City Calgary

County Calgary

Province Alberta

Postal Code T3H 1B7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s)

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed August 7th, 2025

Days on Market 89

Zoning R-CG

# **Listing Details**

Listing Office CalEstate Realty

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