

\$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

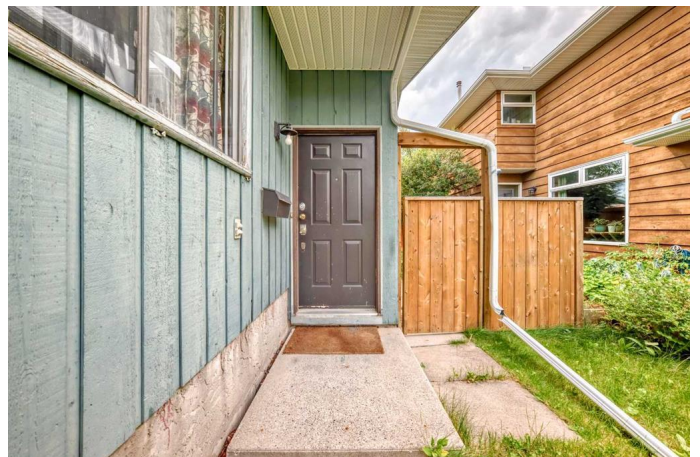
This charming duplex, located in the desirable Coach Hill community, offers the rare benefit of no condo fees. Step inside and be welcomed by a spacious open-concept layout, highlighted by a stunning wood-burning stone fireplace. The kitchen is updated with new cabinets, butcher block countertops, modern 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 bathrooms—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	40
Zoning	R-CG

Listing Details

Listing Office	CalEstate Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.