

\$224,900 - 123, 6400 Coach Hill Road Sw, Calgary

MLS® #A2220670

\$224,900

1 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

First-Time Buyer Alert! Step into homeownership with this stylish + affordable 1-bedroom condo in the sought-after SW community of Coach Hill “ where location, lifestyle, and value come together! This lovingly cared-for 626 sq ft unit is move-in ready and full of charm. The smart open-concept layout maximizes every inch without compromising on comfort. The bright and spacious living area is flooded with natural light, creating a cozy vibe that feels like home the moment you walk in. The kitchen is a total win “ light oak cabinetry, sleek subway tile backsplash, generous counter space, and a perfect flow into the dining area “ ideal for quiet meals or entertaining friends. You™ll love the oversized laundry room that doubles as a pantry plus extra storage space. The bedroom is seriously dreamy, with a large window that keeps things airy and bright, plus double closets and easy access to a modern 4-piece bathroom. After a long day, kick back with a glass of wine on your covered balcony, directly off the living room, as your own private outdoor escape, (with exterior storage room on the balcony). The unit comes with a dedicated parking stall close to the entrance and a separate storage locker in the building for extra convenience. The location is a total game-changer as it is just steps to transit, minutes to Westside Rec Centre, West Hills Shopping, top schools, parks, and playgrounds. Plus, you're only a quick drive to downtown or the mountains, and walking/bike



paths and green spaces are just outside your door! Whether you're buying your first place or looking to downsize smart, this condo checks ALL the boxes â€” affordable, updated, and in a prime location. This gem wonâ€™t last â€” book your showing today and make it yours!

Built in 1978

Essential Information

MLS® #	A2220670
Price	\$224,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	123, 6400 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B8

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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