

# \$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

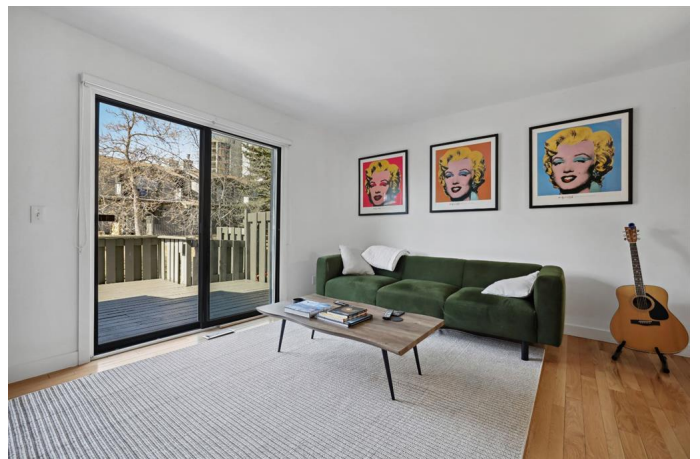
Coach Hill, Calgary, Alberta

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.

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.