

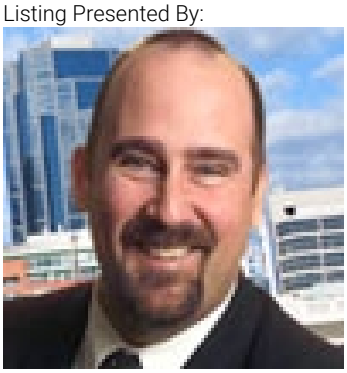
7172 Coach Hill Road Calgary Alberta

$350,000

PRICE IMPROVEMENT ** Welcome to this well-managed and highly desirable end-unit bungalow in the prestigious community of Coach Hill. Offering comfortable one-level living, this charming two-bedroom, four-piece-bath home features an abundance of windows, a warm and inviting wood-burning fireplace, and the added privacy of an end-unit location. The nicely appointed kitchen features newer appliances and opens to the dining and living areas, creating an inviting space for everyday living and entertaining. Sliding patio doors lead directly to your private back deck and fenced backyard. There is also space beside the deck for a small garden or patch of grass--ideal for a pet. Pets are permitted with board approval. One assigned parking stall is included. Laundry is currently located in the basement; however, there is an excellent opportunity to move it upstairs and incorporate it into the spacious four-piece bathroom, where there is room to accommodate the change. With just under 1,000 sq. ft. on the main level, and the full basement offering just over 900 sq. ft. of additional space awaiting your development ideas, there is room for living! The location is exceptional, with three grocery stores within 3.5 km, restaurants within 1 km, and numerous parks and pathways within 2 km. Beautiful Edworthy Park is just minutes away, offering endless opportunities for walking, biking and enjoying nature.Families and students will appreciate the abundance of nearby educational options, including the Calgary French & International School, offering programming from elementary through high school. The University of Calgary, Ambrose University, Mount Royal University, SAIT and other post-secondary options are also conveniently accessible, while nearby bus stops and transit routes make commuting easy. Add in great neighbours, a well-managed complex, desirable Coach Hill surroundings a...

Living room 12.00 Ft x 14.67 Ft
Kitchen 12.00 Ft x 9.50 Ft
Dining room 10.00 Ft x 12.08 Ft
Primary Bedroom 10.92 Ft x 14.67 Ft
Bedroom 8.83 Ft x 12.17 Ft
4pc Bathroom 8.83 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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RE/MAX Realty Professionals

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