

\$214,900 - 123, 6400 Coach Hill Road Sw, Calgary

MLS® #A2220670

\$214,900

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 | \$214,900 |
| 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 | 46 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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