



6735 Coach Hill Road SW, Calgary, Alberta - \$599,000




Main Photo

Property Description

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.

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