

# \$259,900 - 511, 6400 Coach Hill Road Sw, Calgary

MLS® #A2225054

**\$259,900**

2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to your new home in the prestigious West Side community of Coach Hill! Surrounded by mature trees and green spaces, this home is in the perfect location. This charming 2 bedroom, end unit condo has been recently updated with vinyl plank flooring and carpet (Nov. 2023), and new paint throughout (2024). The open floor plan is filled with natural light and offers a large living room, complete with a cozy fireplace, and patio doors that lead to your east facing patio, perfect for morning coffee. Enjoy hosting in the spacious dining area that flows seamlessly off the living room - a perfect place to entertain! The kitchen is dressed with granite counters, stainless steel appliances, including a new dishwasher (2025), a classic tile backsplash, and shaker-style cabinetry. Youâ€™ll be impressed with the large pantry ideal for various storage needs. The spacious primary bedroom easily fits a king-sized bed and offers a tranquil retreat. The generously sized second bedroom offers versatile functionalityâ€”ideal for children, a roommate, or a private home office. After a long day, unwind in the modern bathroom featuring a deep soaker tub with shower, elegant subway tile surround, and sleek granite countertops. Additional highlights include in-suite laundry, extra storage off the patio, and a dedicated parking stall conveniently located just steps from the main entrance. Your furry friends are welcome with board approval. The grounds are meticulously maintained with a large open



courtyard and park-like atmosphere. This family-friendly and social complex is perfectly positioned near numerous walking paths and both on leash/off leash dog parks. With close proximity to schools, parks, West Hills shopping, quick access to downtown and the mountains, the location truly can't be beat.

Built in 1978

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225054          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 835               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 511, 6400 Coach Hill Road Sw |
| Subdivision | Coach Hill                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 1B8                      |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

**Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Pantry |
|-------------------|-----------------------------------------------------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating         | Baseboard                                                          |
| Cooling         | None                                                               |
| Fireplace       | Yes                                                                |
| # of Fireplaces | 1                                                                  |
| Fireplaces      | Electric                                                           |
| # of Stories    | 4                                                                  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Courtyard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 33             |
| Zoning         | M-C1 d75       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.