

# \$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

**\*\*OPEN HOUSE, SUNDAY, JUNE 29, 1PM TO 3PM.\*\*** 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	Stall, Assigned

**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	31
Zoning	M-C1 d75

## Listing Details

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

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.