

# \$199,900 - 612, 6400 Coach Hill Road Sw, Calgary

MLS® #A2234683

**\$199,900**

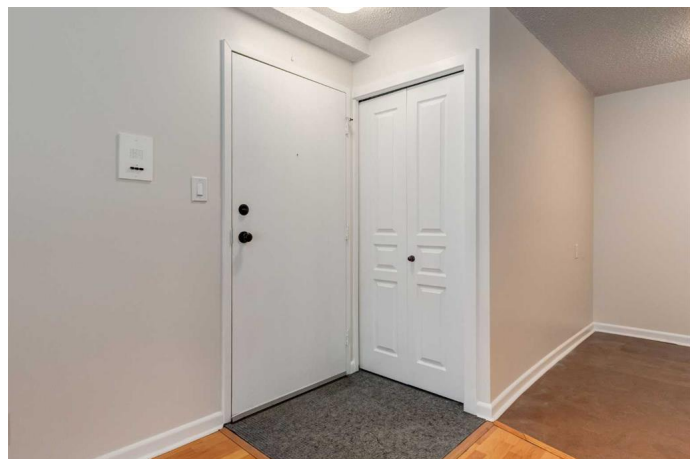
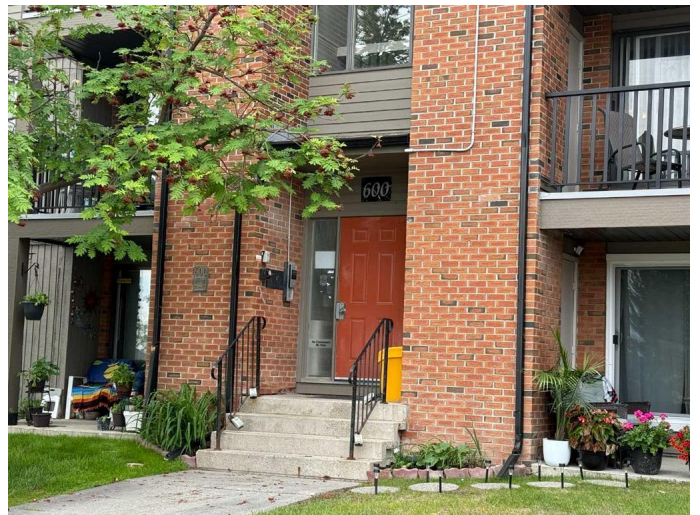
1 Bedroom, 1.00 Bathroom, 631 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to Village of Westhills â€” a well-maintained and conveniently located complex in the heart of Coach Hill with the added bonus of the Seller paying your first six months of condo fees at the current rate. This charming main-floor unit offers 630 square feet of comfortable living space and is just steps from public transit and all the amenities you need. Enjoy the abundance of natural light thanks to the unitâ€™s southwest exposure, enhancing the open living area with its updated laminate flooring, new paint throughout, cozy corner fireplace, and direct patio access leading to the peaceful courtyard.

The kitchen is both stylish and functional with cork flooring and ample recently remodeled cabinetry. The spacious primary bedroom easily fits a king-sized bed and offers a restful retreat. Additional highlights include a four-piece bathroom, full-sized in-suite laundry with pantry/storage space, a dedicated storage room off the patio, and another assigned storage area in building 700. Easy access to both downtown/Inner City and also Stoney Trail to the west. This is a fantastic opportunity to own a bright, well-kept condo in a sought-after community. Donâ€™t miss outâ€”schedule your showing today!



Built in 1979

## Essential Information

MLS® #

A2234683

|                |                   |
|----------------|-------------------|
| Price          | \$199,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 631               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 612, 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        | Stall                                         |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Pantry, See Remarks, Dry Bar                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric, Living Room                                                     |
| # of Stories      | 3                                                                         |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Courtyard               |
| Lot Description   | Landscaped, See Remarks |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 7               |
| Zoning         | M-C1 d75        |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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