

# \$487,500 - 72 Coach Side Terrace Sw, Calgary

MLS® #A2260262

**\$487,500**

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome home, 72 Coach Side Terrace! Don't miss your chance to own this beautifully renovated 2-bedroom, 2-bathroom with 2,117 of developed space and walk-out bungalow with stunning views of downtown Calgary. You get to enjoy ALL The UPGRADES... including NEW furnace, NEW Carpet / Flooring, NEW AC unit and the kitchen & Bathrooms have been fully updated! Situated in the sought-after 55+ community of Horizon Village in the desirable Coach Hill, this home offers a thoughtful open concept layout that flows seamlessly from room to room.

Perfect for entertaining, the spacious kitchen opens into a formal dining area and a bright, inviting living room. The fully developed walk-out lower level features a cozy stone-surround corner fireplace, creating a warm and flexible living space.

Enjoy the vibrant community amenities, including a games room with a pool table and shuffleboard, plus a social room for gatherings. This well-maintained home is part of a well-managed complex located close to downtown, parks, walking paths, shopping, and all essential amenities. Don't miss out on being able to call this place, Home.

Built in 1988

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2260262      |
| Price          | \$487,500     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,058         |
| Acres          | 0.00          |
| Year Built     | 1988          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 72 Coach Side Terrace Sw |
| Subdivision | Coach Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2T3                  |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Clubhouse, Party Room, Recreation Facilities |
| Parking Spaces | 2                                            |
| Parking        | Driveway, Single Garage Attached, Oversized  |
| # of Garages   | 1                                            |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Mantle, Basement, Stone                                                                                   |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full                                                                                                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Other                                    |
| Lot Description   | No Neighbours Behind, See Remarks, Views |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Stucco, Wood Frame                |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 38                   |
| Zoning         | DC (pre 1P2007)      |

### **Listing Details**

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

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