

# \$560,000 - 11 Coach Side Terrace Sw, Calgary

MLS® #A2209725

**\$560,000**

4 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Experience exceptional 55+ adult living nestled in a welcoming community of Coach Hill, this exclusive 50+ community is one of Calgary's hidden gems, known for its friendly atmosphere, prime location, and stunning views. . goodbye to the hassle of home maintenance—lawn care and snow removal are included in the condo fees, giving you more time to enjoy the things that truly matter. As a resident, you'll have exclusive access to the clubhouse, providing opportunities to connect with your vibrant community and enjoy social events throughout the year. The main floor includes two well-appointed bedrooms, including a spacious primary suite with a 4-piece en-suite and walk-in closet. The second bedroom is conveniently located next to a full 3-piece bathroom—ideal for guests or flexible use as a home office. The fully finished basement expands your living space with a large family/recreation room, two additional bedrooms, a 4-piece bath, and a generous storage room—ideal for hobbies, entertaining, or visiting family. You'll love the abundance of kitchen cabinetry, large dining room, and convenient main floor laundry. Don't miss out on this incredible opportunity—make this welcoming, low-maintenance community your new home. Schedule a tour today and discover the luxury of stress-free living.

Built in 1988



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209725      |
| Price          | \$560,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,323         |
| Acres          | 0.00          |
| Year Built     | 1988          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Villa         |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11 Coach Side Terrace Sw |
| Subdivision | Coach Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 1L6                  |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Visitor Parking, Clubhouse |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |
| # of Garages   | 2                          |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s), Storage                                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air, Full                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                    |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Landscaped, Level, Cul-De-Sac, Private |
| Roof              | Wood                                   |
| Construction      | Wood Frame, Brick, Stucco              |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 129              |
| Zoning         | DC               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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