

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

MLS® #A2234683

**\$199,900**

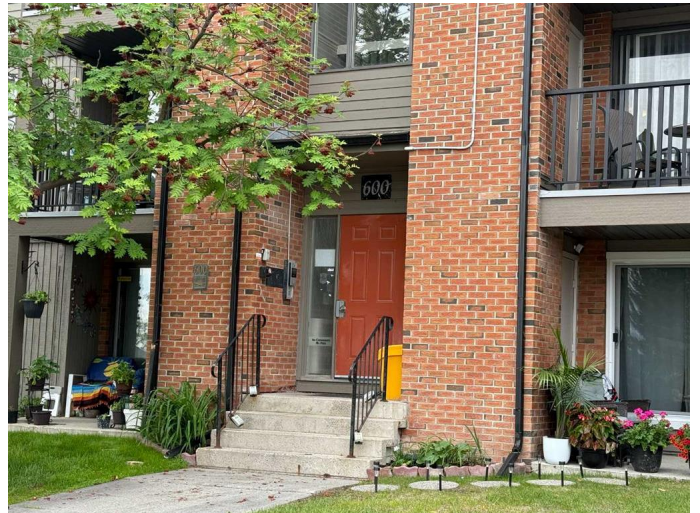
1 Bedroom, 1.00 Bathroom, 631 sqft

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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