

# \$529,900 - 72 Coach Side Terrace Sw, Calgary

MLS® #A2233851

**\$529,900**

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 upgraded 2-bedroom, 2-bathroom walk-out bungalow with stunning views of downtown Calgary. 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® # A2233851

Price \$529,900

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, Oversized, Single Garage Attached
# 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	Basement, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	No Neighbours Behind, Views, See Remarks

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	62
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	eXp Realty
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