

# \$599,999 - 11 Coach Side Terrace, Calgary

MLS® #A2209725

**\$599,999**

4 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 6.13 Acres

Coach Hill, Calgary, Alberta

Experience exceptional 50+ 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	\$599,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	6.13
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

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

## Amenities

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

## Interior

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

## Exterior

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

### **Additional Information**

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

### **Listing Details**

Listing Office	RE/MAX First
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