

# \$729,000 - 6628 Coach Hill Road Sw, Calgary

MLS® #A2227562

**\$729,000**

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.12 Acres

Coach Hill, Calgary, Alberta

This charming bi-level home is packed with highlights, including a BRAND NEW kitchen and a spacious corner lot with a HUGE backyard...plus a variety of enhancements. The open main floor features elegant OAK hardwood flooring and a cozy wood-burning fireplace with a log lighter. The spacious dining room flows into the BRAND NEW kitchen, boasting QUARTZ countertops, TILE backsplash, STAINLESS STEEL appliances, vinyl plank flooring, and soft-close cabinetry. The updated 4-piece main bath shines with vinyl plank flooring, a glass vessel sink, and a relaxing soaker tub with a TILE surround. Upstairs, youâ€™ll find two generous bedrooms, including a master with ample closet space and an updated 3-piece ensuite featuring a stone countertop, vessel sink, TILE floor, and a stunning shower with TILE surround. The fully finished basement adds to the living space, offering a NATURAL GAS fireplace and a large family room, plus two large bedrooms and a beautifully updated 3-piece bathroom. Added convenience comes with two separate staircases...one to the front entrance and one to the back. The expansive backyard includes a generous patio and a double detached garage. Although it backs north, it enjoys abundant sunlight from the west.

**BONUSES INCLUDE:** Newer hot water tank (2024), roof/eaves/downspouts replaced in 2021, fresh paint/trim/baseboards throughout (2024), vinyl plank flooring replaced in



kitchen/main bath/ basement bath/basement hallway and laundry area (2024), furnace serviced in May 2025, newer basement carpets (2023), upgraded lighting throughout, new west side fence, and RPR with compliance. Situated in a highly desirable location, just around the corner from Coach Hill playground, surrounded by parks, walking paths and close to shopping & public transportation. A fantastic opportunity for buyer's ready to act fast.

Built in 1977

**Essential Information**

MLS® #	A2227562
Price	\$729,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	6628 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1A2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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