\$575,000 - 11 Coach Side Terrace Sw, Calgary

MLS® #A2266586

\$575,000

3 Bedroom, 3.00 Bathroom, 1,323 sqft Residential on 0.00 Acres

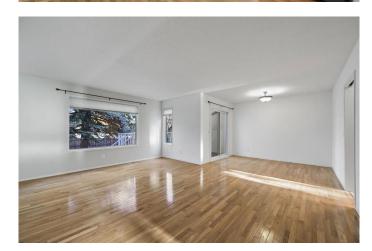
Coach Hill, Calgary, Alberta

Exquisite Bungalow Villa in Coach Hill. Nestled on a guiet cul-de-sac in the sought-after 55 plus community of Coach Hill, this beautifully updated bungalow villa offers 4 bedrooms, 3 full bathrooms, and 2,361 sq ft of refined living space across two finished levels. Step inside to a bright, open concept interior filled with natural light and new light fixtures throughout. At the heart of the home is a remodeled kitchen that has been thoughtfully opened up showcasing brand new cabinetry, modern fixtures, and ample space for culinary creativity and entertaining. The kitchen flows seamlessly into the dining and living areas, creating an inviting atmosphere for family gatherings. For added comfort, all main-floor bedrooms boast new plush carpeting, including a spacious primary suite with its own private ensuite bathroom. An additional full bathroom on the main level has been updated to serve family and guests with style and ease. Every detail on this level exudes warmth, elegance, and modern convenience.

Downstairs, the finished basement expands your living space and is designed for both relaxation and productivity. It features a large recreation room perfect for movie nights or a home gym, a fourth bedroom for guests, a dedicated home office for remote work, and a third full bathroom providing a comfortable space for visitors or extended family. You'II also find two sizeable storage rooms, ensuring there's a place for







everything from seasonal dA©cor to sports equipment. Central air conditioning keeps the home cool on warm summer days, while an oversized double garage offers plenty of room for two vehicles plus extra storage or workshop space. Outside, a west facing deck invites you to enjoy sunny afternoons and take in gorgeous evening sunsets, all overlooking a private backyard oasis. Being positioned at the end of a cul-de-sac, this property offers a tranquil setting with enhanced privacy and a friendly community feel. With its blend of modern upgrades, timeless charm, and prime location, this Coach Hill gem presents a rare opportunity to enjoy elegant yet comfortable living truly a must-see home that promises to impress even the most discerning buyer.

Built in 1988

Essential Information

MLS® # A2266586 Price \$575,000

Bedrooms 3

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 Clubhouse, Parking, Visitor Parking, Party Room

Parking Spaces 4

Parking Double Garage Attached, Off Street

of Garages 2

Interior

Interior Features Central Vacuum, No Smoking Home, Open Floorplan, Storage, Walk-In

Closet(s)

Appliances Dishwasher, Electric Oven, Electric Stove, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes Basement Full

Exterior

Exterior Features Garden, Lighting, Private Entrance

Lot Description Back Yard, Interior Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025

Days on Market 5

Zoning DC

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.