

# \$629,000 - 6019 Coach Hill Road Sw, Calgary

MLS® #A2219030

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.11 Acres

Coach Hill, Calgary, Alberta

**\*\* Open house Saturday May 10th 1:00pm - 3:00pm\*\*** Timeless charm and great value in this 2 story home nestled in the heart of Coach Hill! Located directly across from Coach Hill Park and scenic walking paths, this charming home sits on a large pie-shaped lot and offers over 1,670 sq.ft. of developed living space—a rare opportunity to own in one of Calgary's most established westside communities. Step inside to a warm and inviting main floor where a wood-burning fireplace with classic brick mantle and large picture windows create a cozy, sun-filled atmosphere. The spacious living room is perfect for relaxing or entertaining, while the kitchen provides ample cabinetry, generous counter space, and stainless steel appliances. Upstairs, you'll find 3 generous bedrooms, each with its own personality and plenty of natural light. The primary bedroom overlooks the park, and a 4-piece ensuite bathroom completes the upper level. The fully finished basement expands your living space with a huge recreation area, den, second 4-piece bathroom, laundry room, and plenty of storage—ideal for hobbies, guests, or a home office.

Outside, enjoy the sunny southeast-facing backyard—a tranquil retreat featuring a private deck, large patio, and mature trees that provide both shade and privacy. The double attached garage offers ample space for your vehicle and gear. Recent updates include a new roof, new furnace, and new hot water tank, offering peace of mind for years to come.



Located less than 15 minutes to downtown with easy access to major routes, schools, parks, and amenities, this property offers the charm of an established neighborhood with the space and updates to move right in. Come experience this classic Coach Hill gem—book your private showing today!

Built in 1978

**Essential Information**

MLS® #	A2219030
Price	\$629,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	6019 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Lighting, Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Other, Pie Shaped Lot, Private, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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