

\$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 quiet cul-de-sac in the sought-after 55 plus community of Coach Hill, this beautifully updated bungalow villa offers 4 bedrooms, 3 full bathrooms, 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'll also find two sizeable storage rooms, ensuring there's a place for



everything from seasonal décor 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, Party Room, Visitor Parking
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	7
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.