

\$219,500 - 412, 6400 Coach Hill Road Sw, Calgary

MLS® #A2260039

\$219,500

1 Bedroom, 1.00 Bathroom, 632 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Discover the welcoming community of the Village of Westhills—a popular complex known for its mature landscaping, walking paths, and peaceful atmosphere. This comfortable 1-bedroom, 1-bath condo sits in a quiet spot at the back of the building, offering a sense of privacy that's hard to find. It's a fantastic option for first-time buyers or investors looking for a low-maintenance property in a prime location. Inside, the layout feels warm and functional, featuring a wrap-around kitchen with plenty of cabinet space and a combined pantry/laundry room for extra storage. The dedicated dining area easily hosts friends or family, while the living room provides a relaxed setting anchored by an electric fireplace. From here, step out onto your covered patio—an ideal place to unwind with a coffee or let your pet enjoy some fresh air. You'll also appreciate the exterior storage room for seasonal items. The large, sunlit bedroom is positioned away from traffic for a quiet night's sleep and includes a generous closet with custom organizers. Visitors will love the convenience of three ways to access the unit: through the main entrance, the rear building door, or straight from the patio. The complex also offers bike storage at the back for easy commuting or weekend rides. With a dedicated parking stall right outside your door and quick access to transit, schools, shopping, West Hills Rec Centre, and beautiful Edworthy Park, this location truly delivers. Whether you're entering



the market or expanding your investment portfolio, this inviting condo offers outstanding value and effortless living.

Built in 1978

Essential Information

MLS® #	A2260039
Price	\$219,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 6400 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B8

Amenities

Amenities	Park, Parking, Picnic Area, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Closet Organizers, No Smoking Home, Storage, Granite Counters
Appliances	Dishwasher, Dryer, Refrigerator, Electric Oven, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Decorative, None
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	November 14th, 2025
Zoning	M-C1 d75

Listing Details

Listing Office	KIC 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.