

**84 Coach Side Terrace SW Calgary, AB T3H 2T3**

**Residential**  
**Incomplete** [A1077504](#)



**DOM:** 0      **LP:** \$475,000.00  
**CDOM:**      **OP:** \$0.00

**Class:** Semi Detached      **City:** Calgary  
**County:** Calgary      **District:** CAL Zone W  
**Type:** Duplex      **Subdivision:** Coach Hill  
**Levels:** One      **Ttl Beds:** 3  
**Year Built:** 1988      **F/H Bth:** 3/0  
**LINC#:** [0012827796](#)      **LP/SF:** \$375.81  
**Arch Style:** Bungalow, Side by Side      **Suite:** No  
**Possession:** Negotiable

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**Lot Dim:**      **Lot Size:** SqFt  
**Legal Pln:** 8811478      **Blk:**      **Lot:**      **Condo:** Yes

**Zoning:** DC (pre 1P2007)      **Tax Amt/Yr:** \$3,189.00/2020  
**Title to Lnd:** Fee Simple      **Loc Imp Amt:**  
**Disclosures:** No Disclosure      **Front Exp:** NW  
**Restrict:** Adult Living, Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way

**Public Remarks:** "You found me! I'm a charming Coach Hill Home, looking for that special someone. I may be in my 80's, but I still turn a lot of heads with my young qualities – NEW Triple Glazed Windows, UPDATED FLOORS & BRAND NEW KITCHEN with a full line of high end appliances with an induction cooktop, Hi-E Furnace, Central AC, Hunter Douglas Roller Curtains, New Roof!... (Check out my update list!) Spoiler: I've even got full access to the Clubhouse with kitchen/dining room, Games Room and Plenty of Activities. And when you're not in my Updated LRG Living Room, chill out in my 3 SEASON SUNROOM with full downtown views sipping on a glass of wine or a peaceful coffee in the early mornings! I'm definitely priced to sell, which means I won't be around long.. Let's meet today!" Update list - Hi-efficiency Furnace, Humidifier, Air Conditioning , Water heater, Central Vacuum & accessories, Washer and Dryer, Hunter Douglas roller curtains in all windows. Brand new kitchen cabinets and countertops New Appliances including refrigerator, wall oven, microwave, hood fan, induction cooktop. Wet bar in the basement, Flooring , LED Lighting fixtures, Some new doors, New hardware on all doors, New Triple glazed windows , New deck construction, new roof, well over \$100k in updates and renovation.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 2	<b>Blw Grade:</b> 110	<b>Mtr2</b>	1,185	<b>SqFt</b>
<b>EnSt Bth:</b>	0	2	0	0	0	<b>Rms Abv:</b> 8	<b>Total AG:</b> 117	<b>Mtr2</b>	1,264	<b>SqFt</b>
<b>Garage Dim:</b>	20`6" x 19`10"									

**Property Information**

**Basement:** Finished, Full      **Lndry Feat:** Main Level  
**Heating:** High Efficiency, Natural Gas      **Cooling:** Central Air  
**Construction:** Brick, Stucco, Wood Frame      **Fireplaces:** 0  
**Foundation:** Poured Concrete      **Flooring:** Carpet, Ceramic Tile  
**Exterior Feat:** None      **Fencing:** None  
**Roof Type:** Asphalt Shingle      **Balcony:** Deck, Enclosed  
**Parking:** Double Garage Attached, Heated Garage **Total:** 4  
**Features:** Bar, No Animal Home, No Smoking Home  
**Comm Feature:** Clubhouse, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby  
**Lot Features:** Low Maintenance Landscape, Landscaped, Level, Views  
**Goods Include:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All  
**Appliances:** Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator  
**Other Equip:** Garage Door Opener, HVAC System  
**Goods Exclude:** Dining room light fixture

**Condo Information**

**Condo Name:** Z-name Not Listed      **Condo Fee:** \$522/Monthly  
**Condo Type:** Conventional      **HOA:**  
**Mgmt Co/Ph:** 403-262-7955      **Post Tension:**      **Floor #:** 1  
**Prk Plan Type:** Attached Garage      **Prk Stall #:**      **Total Floors:**  
**Legal Desc:** 8811478/84      **Storage Type:** None      **Common Walls:**  
**Legal Park:**      **Locker #:**      **Unit Exposure:** NW  
**Legal Stor:**      **Registrd Size:**      **Unit Factor:** 231  
**Total Units:**      **Prk Unit Factor:**  
**Fee Includes:** Common Area Maintenance, Professional Management, Reserve Fund  
Contributions, Sewer, Snow Removal, Water

**Reg Size Incl:**  
**Assoc Amen:** Clubhouse, Party Room, Recreation Facilities, Recreation Room, Snow Removal


**Rooms Information**

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	18`6" x 9`2"	Dining	Main	11`0" x 10`10"
Den	Main	11`10" x 9`8"	Living	Main	17`6" x 14`6"
Foyer	Main	11`2" x 7`4"	Game	BSMT	41`10" x 14`2"
Laundry	Main	5`0" x 3`0"	Storage	BSMT	13`10" x 5`0"

Hobby Room	BSMT	9`4" x 6`4"	2.84M x 1.93M	Other	BSMT	8`4" x 6`10"	2.54M x 2.08M
Sun/Solar	Main	11`2" x 9`10"	3.40M x 3.00M	Mstr Bed	Main	14`8" x 10`10"	4.47M x 3.30M
Bedrm	Main	10`6" x 10`4"	3.20M x 3.15M	Bedrm	BSMT	13`6" x 10`2"	4.11M x 3.10M
3pc Bathroom	Main			3pc Ensuite bath	Main		
3pc Bathroom	BSMT						

#### Agent & Office Information

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<b>List REALTOR®:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	587-333-6400
<b>List Firm:</b>	<a href="#">RE/MAX REALTY PROFESSIONALS</a>	<b>Phone:</b>	403-259-4141
<b>Appt:</b>	ShowingTime		
<b>Showing Contact:</b>	Mike Abou Daher	<b>Phone:</b>	403-809-9386
<b>Comm:</b>	3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price		
<b>LB Type:</b>	SentriLock	<b>List Date:</b>	03/10/2021
<b>LB Information:</b>	Front Entry	<b>Expiry Dt:</b>	07/10/2021
<b>Owner Name:</b>	Sainz	<b>With Dt:</b>	
<b>Occupancy:</b>	Owner	<b>Ownership:</b>	Private
<b>Exclusion:</b>	No	<b>Occupant Nm:</b>	
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"		
		<b>SRR:</b>	No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).