

68 Coach Side Terrace SW Calgary, AB T3H 2T3

**Residential
Incomplete**

A2176406

DOM: 0 **LP:** \$599,000.00
CDOM: **OP:**

Banner:

Discover Upscale 50+ Living in Coach Hill: Fully Renovated Walkout Bungalow with Downtown Views!



Class:	Row/Townhouse	City:	Calgary
County:	Calgary	Subdivision:	Coach Hill
Type:	Triplex	Ttl Beds:	2
Levels:	One	F/H Bth:	2/1
Year Built:	1988	RMS SQFT:	1,245.00
LINC#:	0012827755	LP/SF:	\$481.12
Arch Style:	Bungalow	Suite:	No
Possession:	Negotiable	Lot Size:	SqFt
Lot Dim:		Lot:	Condo: Yes
Legal Desc:	8811478;25		
Legal Pln:	8811478	Blk:	
Zoning:	DC	Tax Amt/Yr:	\$2,896.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Adult Living, Pet Restrictions or Board approval Required		

Public Remarks: Welcome to 68 Coach Side Terrace SW—a masterpiece of modern comfort nestled in the heart of the Horizon Village, Coach Hill. This exclusive 50+ community is one of Calgary’s hidden gems, known for its friendly atmosphere, prime location, and stunning views. Whether you’re looking for a peaceful retreat or a vibrant space for hosting friends and family, this fully renovated walkout bungalow offers it all. Step inside to over 2,400 square feet of meticulously redesigned space, where every detail has been thoughtfully upgraded. This home boasts two spacious bedrooms and two-and-a-half baths, all complemented by modern finishes and neutral wall colors that create a warm, inviting atmosphere. And with expansive windows, natural light floods every corner, creating a bright and airy ambiance. In the fully redone kitchen, along brand-new countertops, state-of-the-art appliances, you’ll find a layout perfect for cooking or casual gatherings. From daily routines to dinner parties, this space combines style with functionality. Downstairs, a cozy basement offers even more. Relax by the charming brick fireplace, the perfect spot for unwinding on chilly evenings. Plus, there’s a dedicated studio space—ideal for creative pursuits, whether you’re into painting, crafts, or need a peaceful workshop to work on personal projects. Imagine sipping your morning coffee or hosting a quiet evening under the covered patio, or upper deck overlooking Calgary’s skyline. This private, fenced backyard oasis offers serene views of downtown—your very own slice of tranquility just minutes from the bustling city. The Horizon Village community truly stands out. As a resident, you’ll enjoy access to a private clubhouse, complete with a recreation room, games, pool table, and a full kitchen and dining area for gatherings. The beautifully landscaped grounds add to the neighborhood’s appeal, creating a park-like setting that feels both relaxing and luxurious. And when you’re ready to venture out, you’re perfectly positioned with easy access to major routes like the Calgary Ring Road, Bow Trail, Sarcee Trail, and Trans-Canada Highway. Shopping, dining, and everything you need are just minutes away. This isn’t just a home—it’s a lifestyle. Modern, comfortable, and set in one of Calgary’s most sought-after 50+ communities, 68 Coach Side Terrace SW could be the perfect place for your next chapter. Don’t wait—reach out today to schedule a viewing and discover this stunning property for yourself.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 1	Main: 115.66	Mtr2	1,245.00	SqFt
EnSt Bth:	1	0	1	0	0	Rms Abv: 6	Blw Grade: 109.62	Mtr2	1,180.00	SqFt
	0	1	0	0	0		Total AG: 115.66	Mtr2	1,245.00	SqFt

Garage Dims (L x W): 11`2" x 20`6"

Property Information

Basement:	Finished, Full	Laundry Ft:	Main Level
Heating:	Fireplace(s), Forced Air, Natural Gas	Cooling:	None
Construction:	Brick, Stucco, Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Laminate
Exterior Feat:	Balcony, Storage	Fencing:	None
Roof Type:	Asphalt	Balcony:	Deck
Reports:	RMS Supplements		
Parking:	Single Garage Attached Total: 2		
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters, Storage		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights		
Lot Features:	Paved, Secluded		
Goods Include:	NA		
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer		
Other Equip:	None		
Goods Exclude:	NA		

Condo Information


Condo Name:	Horizon Village - Coach Hill	Condo Fee:	\$515.00/Monthly
Condo Type:	Conventional	HOA:	
Mgmt Co/Ph:	Go SmartProperty Managers/403-262-7955	Floor #:	1
Prk Plan Type:	Attached Garage	# Elevators:	
Legal Desc:	8811478/25	Total Floors:	
Legal Park:		Common Walls:	1 Common Wall
Legal Stor:		Unit Exposure:	E, SE
# of Units:		Unit Factor:	203
Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water	Prk Unit Factor:	
Assoc Amen:	Clubhouse, Party Room, Recreation Facilities, Recreation Room		

Pets Allowed: Restrictions, Yes

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	7` 7" x 4` 6" 2.31M x 1.37M	Kitchen	Main	18` 7" x 13` 0" 5.66M x 3.96M
Dining	Main	11` 1" x 10` 6" 3.38M x 3.20M	Living	Main	13` 5" x 14` 3" 4.09M x 4.34M
Media	Main	16` 3" x 8` 10" 4.95M x 2.69M	Wrkshp	BSMT	14` 7" x 16` 10" 4.44M x 5.13M
Game	BSMT	23` 11" x 21` 8" 7.29M x 6.60M	Balcony	Main	9` 9" x 22` 6" 2.97M x 6.86M
Frn/Util	BSMT	11` 11" x 9` 4" 3.63M x 2.84M	Laundry	Main	5` 0" x 2` 11" 1.52M x 0.89M
Storage	BSMT	4` 11" x 2` 1" 1.50M x 0.63M	Other	BSMT	8` 7" x 23` 1" 2.62M x 7.03M
Primary Bed	Main	10` 6" x 14` 4" 3.20M x 4.37M	Bedrm	BSMT	10` 3" x 11` 7" 3.12M x 3.53M
2pc Bathroom	Main	2` 8" x 6` 5" 0.81M x 1.96M	3pc Ensuite bath	Main	8` 6" x 7` 2" 2.59M x 2.19M
4pc Bathroom	BSMT	10` 7" x 4` 11" 3.22M x 1.50M			

Agent & Office Information

List Agent: [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** [403-809-9386](tel:403-809-9386)

List Firm: [Real Broker](#) **Phone:** [855-623-6900](tel:855-623-6900)

Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**

Appt: ShowingTime

Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 10/30/2024

Comm: 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 02/28/2025

LB Type/Info: SentiLock/Front Railing **With Dt:**

Owner Name: Sainz **Ownership:** Private **Dower Rt:**

Occupancy: Owner **Exclusion:** No **SRR:** No

Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

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